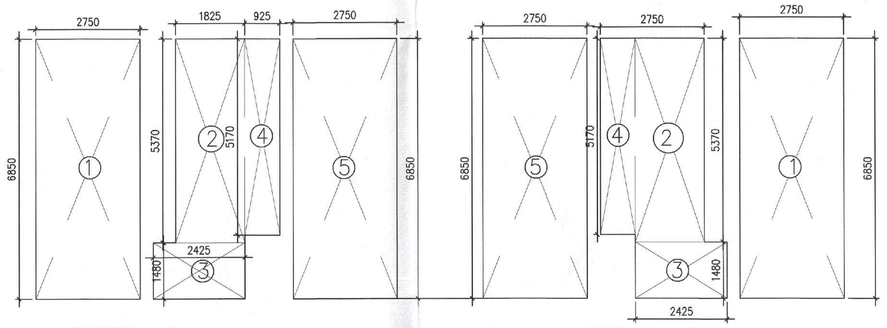
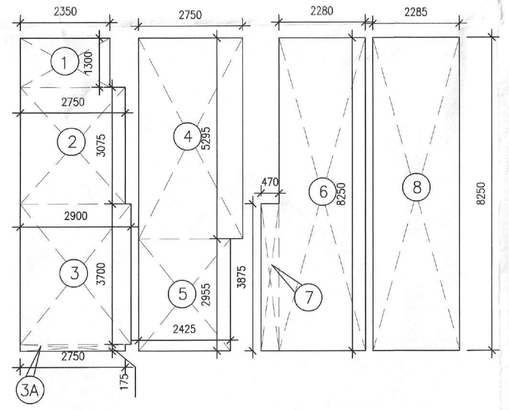


TOWER– 2
SHOP AREA

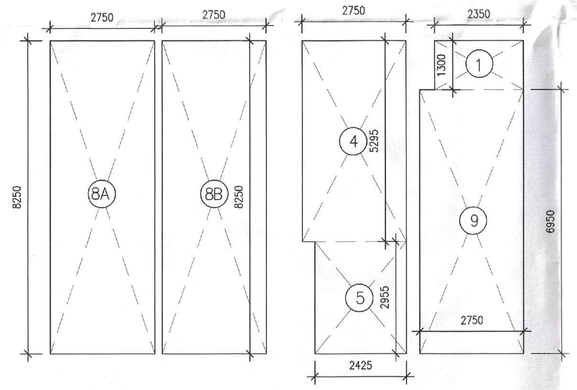
TOWER– 1
SHOP AREA

SHOP CARPET AREA TOWER-1&2

GROSS - A									
1	=	2	X	2.750	X	6.850	=	37.675	SQM
2	=	2	X	1.825	X	5.370	=	19.601	SQM
3	=	2	X	2.425	X	1.480	=	7.178	SQM
4	=	2	X	0.925	X	5.170	=	9.565	SQM
5	=	2	X	2.750	X	6.850	=	37.675	SQM
						TOTAL	=	**111.693**	**SQM**



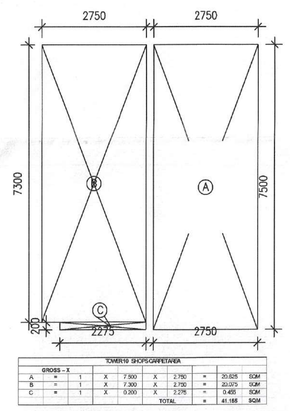
SHOP AREA
TOWER–4



SHOP AREA
TOWER–3

SHOP CARPET AREA (TOWER -3&4)

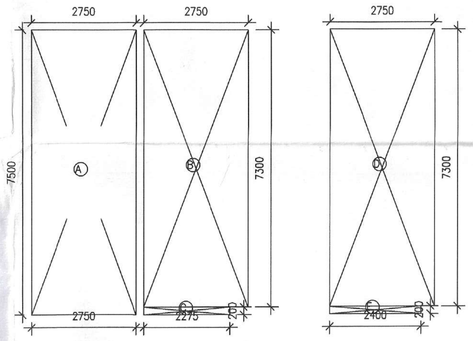
GROSS -B								
1	2	X	2.350	X	1.300	=	6.110	SQM
2	1	X	2.750	X	3.075	=	8.456	SQM
3	1	X	2.900	X	3.700	=	10.730	SQM
3A	1	X	2.750	X	0.175	=	0.481	SQM
4	2	X	2.750	X	5.295	=	29.123	SQM
5	2	X	2.450	X	2.955	=	14.480	SQM
6	1	X	2.280	X	8.250	=	18.810	SQM
7	1	X	0.470	X	3.875	=	1.821	SQM
8	1	X	2.285	X	8.250	=	18.851	SQM
8A	1	X	2.750	X	8.250	=	22.688	SQM
8B	1	X	2.750	X	8.250	=	22.688	SQM
9	1	X	2.750	X	6.950	=	19.113	SQM
					TOTAL	=	172.780	SQM



TOWER10 SHOPCARPETAREA

GROSS - X								
A	=	1	X	7.500	X	2.750	=	20.625 SQM
B	=	1	X	7.300	X	2.750	=	20.075 SQM
C	=	1	X	5.000	X	2.275	=	0.455 SQM
						TOTAL	=	41.155 SQM

SHOP AREA
TOWER–10



TOWER12 SHOPCARPETAREA

GROSS – XX								
A	=	1	X	2.750	X	7.500	=	20.625 SQM
B	=	1	X	2.750	X	7.300	=	20.075 SQM
C	=	1	X	2.275	X	0.200	=	0.455 SQM
D	=	1	X	2.750	X	7.300	=	20.075 SQM
E	=	1	X	2.400	X	0.200	=	0.480 SQM
						TOTAL	=	61.710 SQM

SHOP AREA
TOWER–12

TOTAL CARPET AREA OF SHOPS
=GROSS A + GROSS B + GROSS X + GROSS XX
=111.693 + 172.700 + 41.155 + 61.710
=387.258 SQM

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S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P. (G) Member B.P.A.C.
C.T.P.(HR.) Chairman B.P.A.C.
DTP (HQ)
ATP(HQ)
AD
PA
ATP
Rajeesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.–2024. | Scale : 1:100

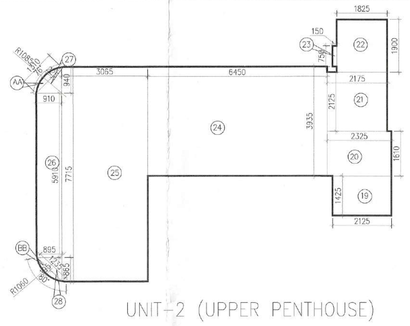
Drawing Title:–
TOWER- 1,2 ,3 , 4&10,12
COMMERCIAL AREA (SHOPS)

Drawing No:–
CP1

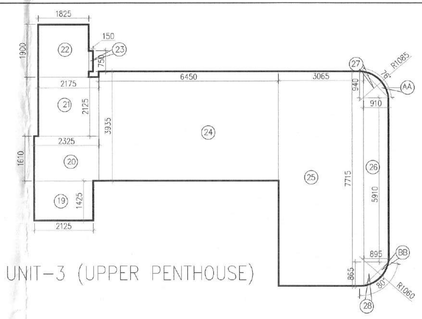
CARPET AREA													
GROSS - A													
1	=	1	X	3.550	X	7.550		=	27.558	SQM
2	=	1	X	2.950	X	0.200		=	0.590	SQM
3	=	1	X	0.300	X	0.750		=	0.225	SQM
4	=	1	X	6.075	X	1.675		=	10.176	SQM
5	=	1	X	0.100	X	0.750		=	0.075	SQM
6	=	1	X	2.950	X	0.200		=	0.590	SQM
7	=	1	X	0.350	X	0.750		=	0.263	SQM
8	=	1	X	1.825	X	1.900		=	3.468	SQM
9	=	1	X	0.750	X	0.100		=	0.075	SQM
10	=	1	X	0.200	X	1.100		=	0.220	SQM
11	=	1	X	2.325	X	1.225		=	2.848	SQM
12	=	1	X	4.050	X	5.045		=	20.432	SQM
13	=	1	X	6.375	X	5.270		=	33.596	SQM
14	=	1	X	6.900	X	2.480		=	17.112	SQM
15	=	1	X	0.500	X	2.280		=	1.140	SQM
						TOTAL		=	195.304	

1 SAC AREA						ADDITIONAL													
GROSS - B																			
AB	=	1	X	3.14	x	1.085	x	1.085	x	78.63	\	360	-	0.5	x	1.063	-	0.225	x	1.313	=	0.217	sqm.
AA	=	1	X	3.14	x	1.090	x	1.060	x	83.03	\	360	-	0.5	x	1.063	-	0.195	x	1.225	=	0.234	sqm.
																					TOTAL	=	0.452	SQM

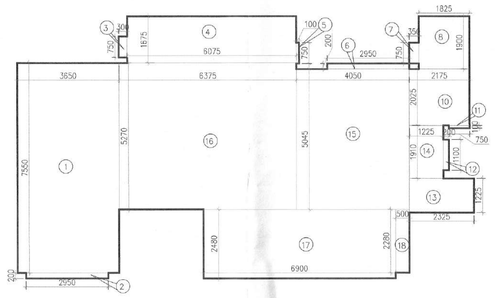
CARPET AREA		GROSS-A	+	GROSS-B
	=	195.304	+	0.452
TOTAL	=	195.690	SQM	



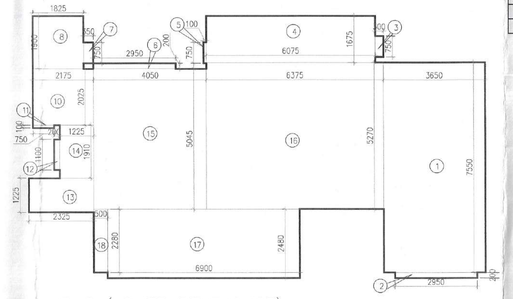
UNIT-2 (UPPER PENTHOUSE)



UNIT-3 (UPPER PENTHOUSE)

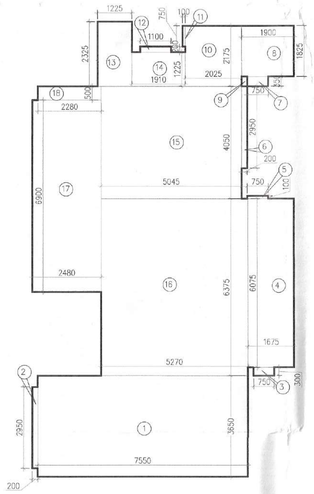


UNIT-2 (LOWER PENTHOUSE)



UNIT-3 (LOWER PENTHOUSE)

31ST FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+104250
TOWER- 1 & 2
CARPET AREA



UNIT-1

CARPET AREA OF UNIT 1									
GROSS – 1									
1	=	1	X	3.655	X	7.550	=	27.595	SQM
2	=	1	X	2.785	X	1.680	=	4.679	SQM
2A	=	1	X	0.350	X	0.750	=	0.263	SQM
3	=	1	X	3.139	X	5.279	=	16.521	SQM
4	=	1	X	3.335	X	9.425	=	31.432	SQM
4A	=	1	X	1.325	X	0.100	=	0.133	SQM
5	=	1	X	2.950	X	0.200	=	0.590	SQM
6	=	1	X	4.050	X	7.425	=	30.071	SQM
6A	=	1	X	3.950	X	0.100	=	0.395	SQM
7	=	1	X	3.350	X	0.200	=	0.670	SQM
8	=	1	X	2.175	X	2.025	=	4.404	SQM
9A	=	1	X	0.750	X	0.100	=	0.075	SQM
9	=	1	X	1.225	X	2.115	=	2.591	SQM
9A	=	1	X	0.750	X	0.200	=	0.150	SQM
9B	=	1	X	0.125	X	0.100	=	0.013	SQM
10	=	1	X	2.325	X	1.025	=	2.383	SQM
10A	=	1	X	1.115	X	0.210	=	0.234	SQM
11	=	1	X	1.825	X	0.850	=	1.551	SQM
11A	=	1	X	0.975	X	1.050	=	1.024	SQM
TOTAL AREA							=	125.640	SQM

CARPET AREA									
GROSS - A									
1	=	1	X	3.550	X	7.550	=	27.558	SQM
2	=	1	X	2.950	X	0.200	=	0.590	SQM
3	=	1	X	0.300	X	0.750	=	0.225	SQM
4	=	1	X	6.075	X	1.675	=	10.176	SQM
5	=	1	X	0.100	X	0.750	=	0.075	SQM
6	=	1	X	2.950	X	0.200	=	0.590	SQM
7	=	1	X	0.350	X	0.750	=	0.263	SQM
8	=	1	X	1.825	X	1.900	=	3.468	SQM
9	=	1	X	0.750	X	0.100	=	0.075	SQM
10	=	1	X	0.200	X	1.100	=	0.220	SQM
11	=	1	X	2.325	X	1.225	=	2.848	SQM
12	=	1	X	4.050	X	5.045	=	20.432	SQM
13	=	1	X	6.375	X	5.270	=	33.596	SQM
14	=	1	X	6.900	X	2.480	=	17.112	SQM
15	=	1	X	0.500	X	2.280	=	1.140	SQM
TOTAL							=	195.304	

1 SAC AREA						ADDITIONAL													
GROSS - B																			
AB	=	1	X	3.14	x	1.085	x	1.085	x	78.63	\	360	-	0.5	x	1.063	-	0.225	x	1.313	=	0.217	sqm.
AA	=	1	X	3.14	x	1.090	x	1.060	x	80.30	\	360	-	0.5	x	1.085	-	0.195	x	1.225	=	0.234	sqm.
																					TOTAL	=	0.452	SQM

CARPET AREA		GROSS-A	+	GROSS-B
	=	195.304	+	0.452
TOTAL	=	195.690	SQM	

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S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR.) Chairman B.P.A.C.

DTP (HQ) | AD | PA | ATP

ATP (HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

Rajesh Dutt JD(HQ)

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S.T.P. (HQ) Member B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR.) Chairman B.P.A.C.

Note :-

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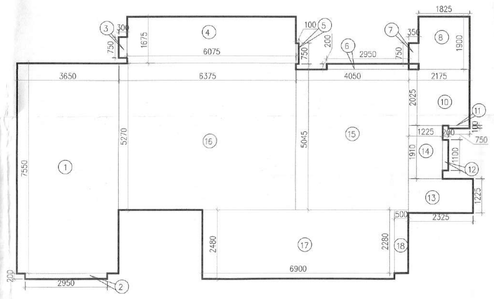
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

CARPET AREA OF UNIT 2									
GROSS – 1									
1	=	1	X	3.650	X	7.550	=	27.558	SQM
2	=	1	X	2.950	X	0.200	=	0.590	SQM
3	=	1	X	0.300	X	0.750	=	0.225	SQM
4	=	1	X	6.075	X	1.675	=	10.176	SQM
5	=	1	X	0.100	X	0.750	=	0.075	SQM
6	=	1	X	2.950	X	0.200	=	0.590	SQM
7	=	1	X	0.350	X	0.750	=	0.263	SQM
8	=	1	X	1.825	X	1.900	=	3.468	SQM
11	=	1	X	0.750	X	0.100	=	0.075	SQM
12	=	1	X	0.200	X	1.100	=	0.220	SQM
13	=	1	X	2.325	X	1.225	=	2.848	SQM
15	=	1	X	4.050	X	5.045	=	20.432	SQM
16	=	1	X	6.375	X	5.270	=	33.596	SQM
17	=	1	X	6.900	X	2.480	=	17.112	SQM
18	=	1	X	0.500	X	2.280	=	1.140	SQM
TOTAL AREA							=	125.100	SQM



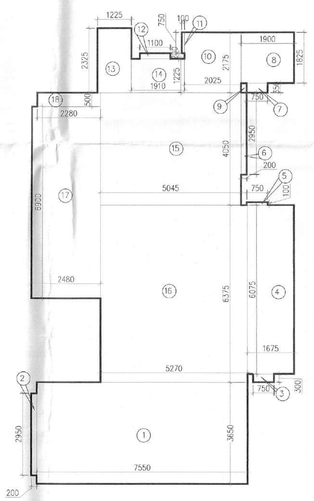
UNIT-2

UNIT-3

CARPET AREA OF UNIT 3									
GROSS – 1									
1	=	1	X	3.650	X	7.550	=	27.558	SQM
2	=	1	X	2.950	X	0.200	=	0.590	SQM
3	=	1	X	0.300	X	0.750	=	0.225	SQM
4	=	1	X	6.075	X	1.675	=	10.176	SQM
5	=	1	X	0.100	X	0.750	=	0.075	SQM
6	=	1	X	2.950	X	0.200	=	0.590	SQM
7	=	1	X	0.350	X	0.750	=	0.263	SQM
8	=	1	X	1.825	X	1.900	=	3.468	SQM
10	=	1	X	2.175	X	2.025	=	4.404	SQM
11	=	1	X	0.750	X	0.100	=	0.075	SQM
12	=	1	X	0.200	X	1.100	=	0.220	SQM
13	=	1	X	2.325	X	1.225	=	2.848	SQM
14	=	1	X	1.225	X	1.910	=	2.340	SQM
15	=	1	X	4.050	X	5.045	=	20.432	SQM
16	=	1	X	6.375	X	5.270	=	33.596	SQM
17	=	1	X	6.900	X	2.480	=	17.112	SQM
18	=	1	X	0.500	X	2.280	=	1.140	SQM
TOTAL AREA							=	125.100	SQM

CARPET AREA OF UNIT 1									
GROSS – 1									
1	=	1	X	3.655	X	7.550	=	27.595	SQM
2	=	1	X	2.785	X	1.680	=	4.679	SQM
2A	=	1	X	0.350	X	0.750	=	0.263	SQM
3	=	1	X	3.139	X	5.279	=	16.521	SQM
4	=	1	X	3.335	X	9.425	=	31.432	SQM
4A	=	1	X	1.325	X	0.100	=	0.133	SQM
5	=	1	X	2.950	X	0.200	=	0.590	SQM
6	=	1	X	4.050	X	7.425	=	30.071	SQM
6A	=	1	X	3.950	X	0.100	=	0.395	SQM
7	=	1	X	3.350	X	0.200	=	0.670	SQM
8	=	1	X	2.175	X	2.025	=	4.404	SQM
9A	=	1	X	0.750	X	0.100	=	0.075	SQM
9	=	1	X	1.225	X	2.115	=	2.591	SQM
9A	=	1	X	0.750	X	0.200	=	0.150	SQM
9B	=	1	X	0.125	X	0.100	=	0.013	SQM
10	=	1	X	2.325	X	1.025	=	2.383	SQM
10A	=	1	X	1.115	X	0.210	=	0.234	SQM
11	=	1	X	1.825	X	0.850	=	1.551	SQM
11A	=	1	X	0.975	X	1.050	=	1.024	SQM
TOTAL AREA							=	125.640	SQM

TYPICAL 2ND TO 17TH,19TH TO 26TH, 28TH TO 29TH FLOOR
TOWER- 1 & 2
CARPET AREA



UNIT-1

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

AUG.-2022. | Scale : 1:100

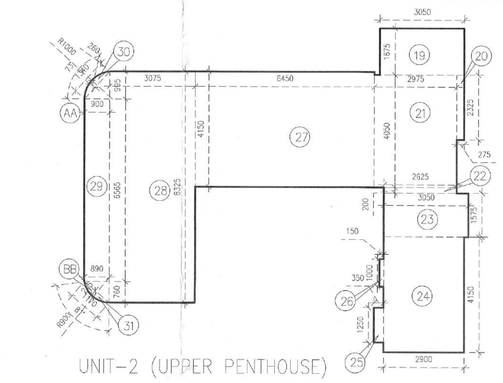
Drawing Title:-
TOWER-1 & 2
CARPET AREA

Drawing No.:-
CA-03

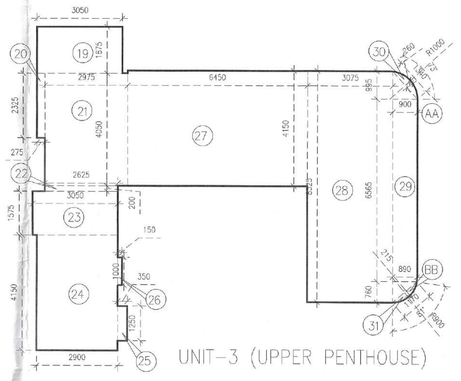
CARPET AREA										
GROSS - A										
1	=	1	X	2.750	X	0.200	=	0.550	SQM	
2	=	1	X	10.025	X	8.325	=	83.458	SQM	
3	=	1	X	2.500	X	0.200	=	0.500	SQM	
4	=	1	X	2.750	X	0.200	=	0.550	SQM	
5	=	1	X	3.650	X	0.200	=	0.730	SQM	
6	=	1	X	12.000	X	1.525	=	18.300	SQM	
7	=	1	X	0.350	X	1.250	=	0.438	SQM	
8	=	1	X	2.900	X	1.950	=	5.655	SQM	
9	=	1	X	1.375	X	1.400	=	1.925	SQM	
10	=	1	X	0.750	X	0.200	=	0.150	SQM	
11	=	1	X	5.925	X	4.175	=	24.737	SQM	
12	=	1	X	0.200	X	1.100	=	0.220	SQM	
13	=	1	X	0.900	X	0.200	=	0.180	SQM	
14	=	1	X	7.300	X	2.225	=	16.243	SQM	
15	=	1	X	1.525	X	1.775	=	2.707	SQM	
16	=	1	X	2.950	X	0.200	=	0.590	SQM	
17	=	1	X	0.100	X	0.750	=	0.075	SQM	
19	=	1	X	3.050	X	1.675	=	5.109	SQM	
20	=	1	X	0.275	X	2.325	=	0.639	SQM	
21	=	1	X	2.975	X	4.050	=	12.049	SQM	
22	=	1	X	2.625	X	0.200	=	0.525	SQM	
23	=	1	X	3.050	X	1.575	=	4.804	SQM	
24	=	1	X	2.900	X	4.150	=	12.035	SQM	
25	=	1	X	0.350	X	1.250	=	0.438	SQM	
26	=	1	X	0.150	X	1.000	=	0.150	SQM	
27	=	1	X	6.450	X	4.150	=	26.768	SQM	
28	=	1	X	3.075	X	8.325	=	25.599	SQM	
29	=	1	X	0.900	X	6.565	=	5.909	SQM	
30	=	0.5	X	0.900	X	0.995	=	0.448	SQM	
31	=	0.5	X	0.890	X	0.760	=	0.338	SQM	
						TOTAL	=	251.816		

ARC AREA	ADDITIONAL																					
GROSS - B																						
AA	=	1	X	3.14	x	1.000	x	1.000	x	73.00	\	360	-	0.5	x	1.000	-	0.260	x	1.340	=	0.141	sqm.
BB	=	1	X	3.14	x	0.900	x	0.900	x	81.00	\	360	-	0.5	x	0.900	-	0.215	x	1.170	=	0.172	sqm.
																				TOTAL	=	0.312	SQM

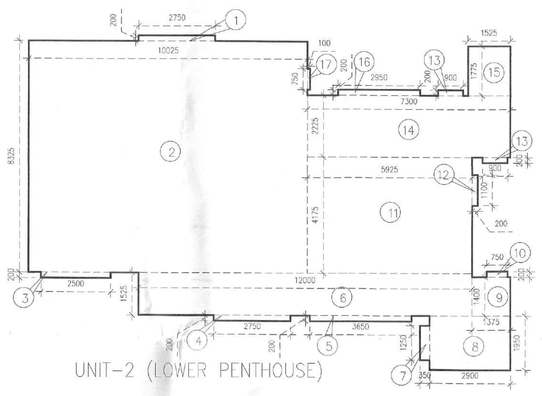
CARPET AREA						=	GROSS-A	+	GROSS-B
						=	251.816	+	0.312
					TOTAL	=	252.410	SQM	



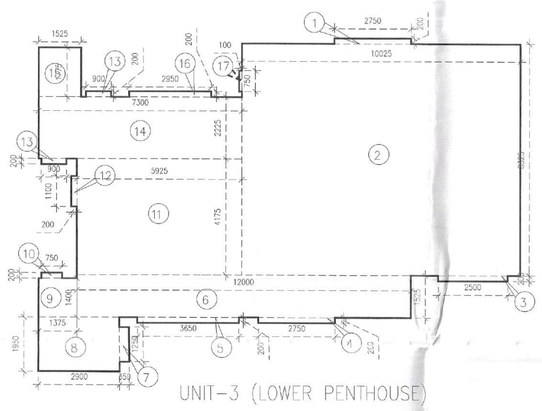
UNIT-2 (UPPER PENTHOUSE)



UNIT-3 (UPPER PENTHOUSE)



UNIT-2 (LOWER PENTHOUSE)



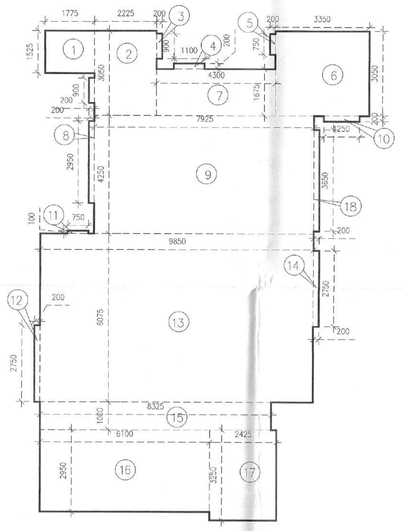
UNIT-3 (LOWER PENTHOUSE)

CARPET AREA						=	GROSS-A	+	GROSS-B
						=	251.816	+	0.312
					TOTAL	=	252.410	SQM	

ARC AREA	ADDITIONAL																					
GROSS - B																						
AA	=	1	X	3.14	x	1.000	x	1.000	x	73.00	\	360	-	0.5	x	1.000	-	0.260	x	1.340	=	0.141	sqm.
BB	=	1	X	3.14	x	0.900	x	0.900	x	81.00	\	360	-	0.5	x	0.900	-	0.215	x	1.170	=	0.172	sqm.
																				TOTAL	=	0.312	SQM

31ST FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+104250
TOWER- 3,4,5 & 6 (3BHK PREMIUM)
CARPET AREA

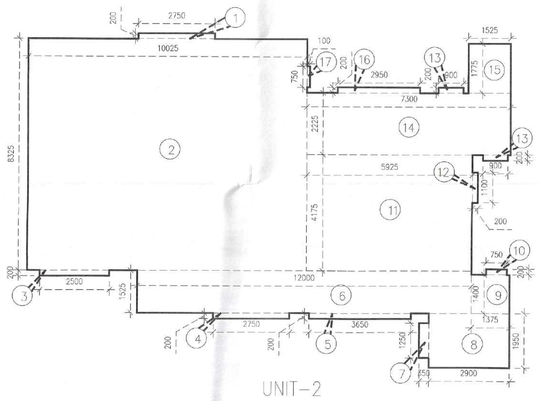
CARPET AREA UNIT 1									
GROSS - A									
1	=	1	X	1.775	X	1.525	=	2.707	SQM
2	=	1	X	2.225	X	3.050	=	6.786	SQM
3	=	1	X	0.200	X	0.900	=	0.180	SQM
4	=	1	X	1.100	X	0.200	=	0.220	SQM
5	=	1	X	0.200	X	0.750	=	0.150	SQM
6	=	1	X	3.350	X	3.050	=	10.218	SQM
7	=	1	X	4.300	X	1.675	=	7.203	SQM
8	=	1	X	0.200	X	2.950	=	0.590	SQM
9	=	1	X	7.925	X	4.250	=	33.681	SQM
10	=	1	X	1.250	X	0.200	=	0.250	SQM
11	=	1	X	0.750	X	0.100	=	0.075	SQM
12	=	1	X	0.200	X	2.750	=	0.550	SQM
13	=	1	X	9.850	X	6.075	=	59.839	SQM
14	=	1	X	0.200	X	2.750	=	0.550	SQM
15	=	1	X	8.325	X	1.000	=	8.325	SQM
16	=	1	X	6.100	X	2.950	=	17.995	SQM
17	=	1	X	2.425	X	3.250	=	7.881	SQM
18	=	1	X	0.200	X	3.650	=	0.730	SQM
						TOTAL	=	158.100	SQM



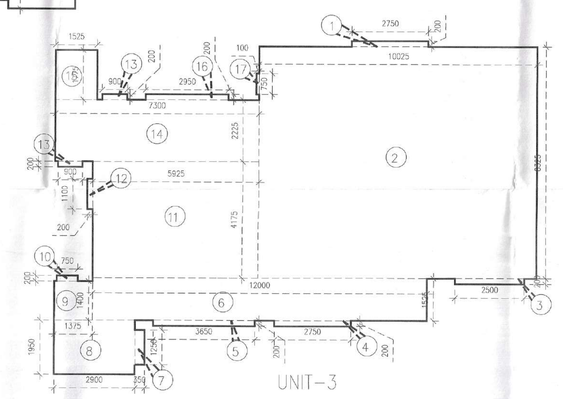
UNIT-1

TYPICAL 2ND TO 17TH, 19TH TO 26TH, 28TH TO 29TH FLOOR
NO OF UNITS-3
TOWER- 3,4,5 & 6 (3BHK PREMIUM)
CARPET AREA

CARPET AREA UNIT 2									
GROSS - A									
1	=	1	X	2.750	X	0.200	=	0.550	SQM
2	=	1	X	10.025	X	8.325	=	83.458	SQM
3	=	1	X	2.500	X	0.200	=	0.500	SQM
4	=	1	X	2.750	X	0.200	=	0.550	SQM
5	=	1	X	3.650	X	0.200	=	0.730	SQM
6	=	1	X	12.000	X	1.525	=	18.300	SQM
7	=	1	X	0.350	X	1.250	=	0.438	SQM
8	=	1	X	2.900	X	1.950	=	5.655	SQM
9	=	1	X	1.375	X	1.400	=	1.925	SQM
10	=	1	X	0.750	X	0.200	=	0.150	SQM
11	=	1	X	5.925	X	4.175	=	24.737	SQM
12	=	1	X	0.200	X	1.100	=	0.220	SQM
13	=	2	X	0.900	X	0.200	=	0.360	SQM
14	=	1	X	7.300	X	2.225	=	16.243	SQM
15	=	1	X	1.525	X	1.775	=	2.707	SQM
16	=	1	X	2.950	X	0.200	=	0.590	SQM
17	=	1	X	0.100	X	0.750	=	0.075	SQM
						TOTAL	=	157.900	SQM

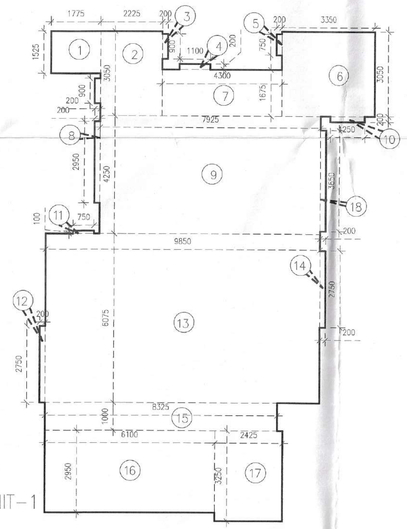


UNIT-2



UNIT-3

CARPET AREA UNIT 3									
GROSS - A									
1	=	1	X	2.750	X	0.200	=	0.550	SQM
2	=	1	X	10.025	X	8.325	=	83.458	SQM
3	=	1	X	2.500	X	0.200	=	0.500	SQM
4	=	1	X	2.750	X	0.200	=	0.550	SQM
5	=	1	X	3.650	X	0.200	=	0.730	SQM
6	=	1	X	12.000	X	1.525	=	18.300	SQM
7	=	1	X	0.350	X	1.250	=	0.438	SQM
8	=	1	X	2.900	X	1.950	=	5.655	SQM
9	=	1	X	1.375	X	1.400	=	1.925	SQM
10	=	1	X	0.750	X	0.200	=	0.150	SQM
11	=	1	X	5.925	X	4.175	=	24.737	SQM
12	=	1	X	0.200	X	1.100	=	0.220	SQM
13	=	2	X	0.900	X	0.200	=	0.360	SQM
14	=	1	X	7.300	X	2.225	=	16.243	SQM
15	=	1	X	1.525	X	1.775	=	2.707	SQM
16	=	1	X	2.950	X	0.200	=	0.590	SQM
17	=	1	X	0.100	X	0.750	=	0.075	SQM
						TOTAL	=	157.900	SQM



UNIT-1

UNIT-1 (CARPET AREA)									
GROSS - A									
1	=	1	X	1.775	X	1.525	=	2.707	SQM
2	=	1	X	2.225	X	3.050	=	6.786	SQM
3	=	1	X	0.200	X	0.900	=	0.180	SQM
4	=	1	X	1.100	X	0.200	=	0.220	SQM
5	=	1	X	0.200	X	0.750	=	0.150	SQM
6	=	1	X	3.350	X	3.050	=	10.218	SQM
7	=	1	X	4.300	X	1.675	=	7.203	SQM
8	=	1	X	0.200	X	2.950	=	0.590	SQM
9	=	1	X	7.925	X	4.250	=	33.681	SQM
10	=	1	X	1.250	X	0.200	=	0.250	SQM
11	=	1	X	0.750	X	0.100	=	0.075	SQM
12	=	1	X	0.200	X	2.750	=	0.550	SQM
13	=	1	X	9.850	X	6.075	=	59.839	SQM
14	=	1	X	0.200	X	2.750	=	0.550	SQM
15	=	1	X	8.325	X	1.000	=	8.325	SQM
16	=	1	X	6.100	X	2.950	=	17.995	SQM
17	=	1	X	2.425	X	3.250	=	7.881	SQM
18	=	1	X	0.200	X	3.650	=	0.730	SQM
						TOTAL	=	158.100	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.

STP (HQ) — ATP (HQ)

AD — PA — AT

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

Rajeev Dutt JD(HQ)

N (NORTH)

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

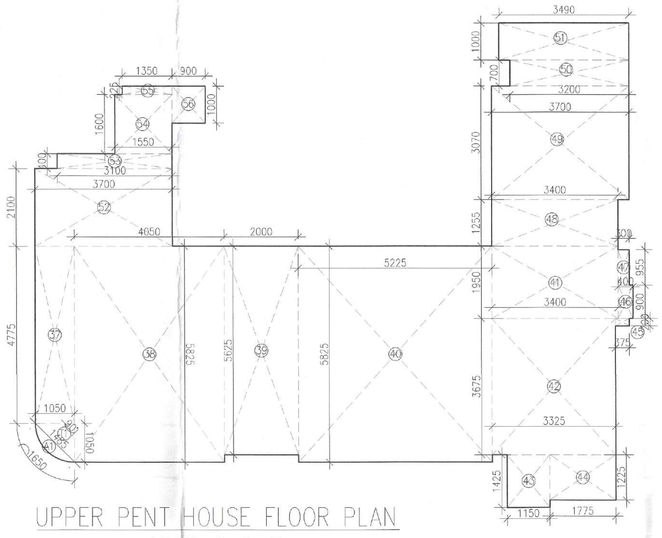
DDT (HQ) Member BPAC

Ar. Ravinder Kumar
CA/2012/55971

AUG.-2022. | Scale : 1:100

Drawing Title:- TOWER-3,4,5 & 6 CARPET AREA

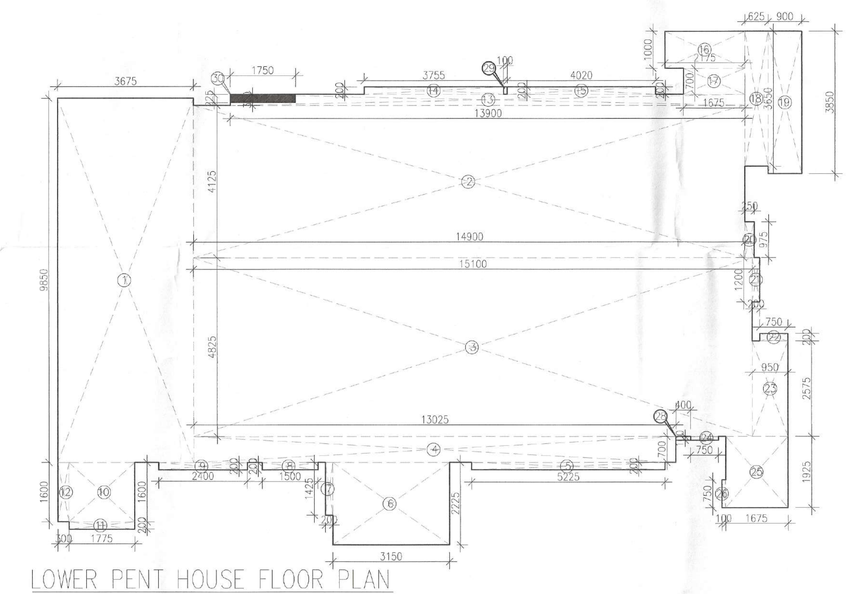
Drawing No:- CA-04



UPPER PENT HOUSE FLOOR PLAN
UNIT–2 & 3
TOWER–10,11 & 12

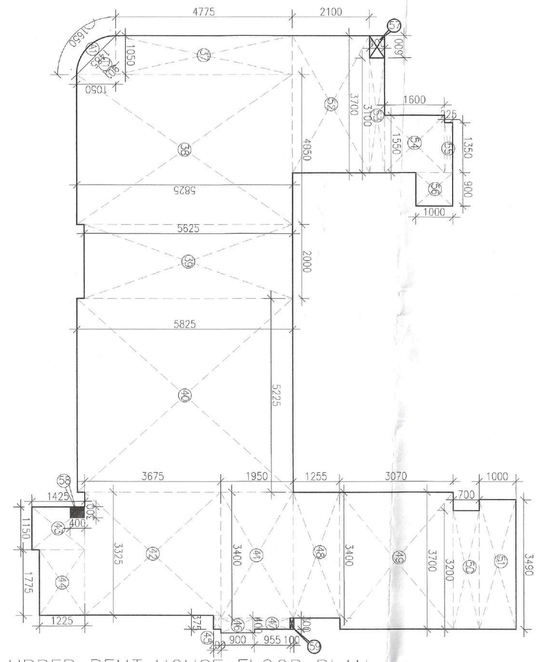
UPPER PENT HOUSE- UNIT 2 & 3							
GROSS –1 ADDITION							SQM
37	1	X	4.775	X	1.050	=	5.014
38	1	X	5.825	X	4.050	=	23.591
39	1	X	2.300	X	5.825	=	11.255
40	1	X	5.225	X	5.825	=	30.436
41	1	X	3.400	X	1.650	=	5.610
42	1	X	3.325	X	3.675	=	12.219
43	1	X	1.150	X	1.425	=	1.639
44	1	X	1.775	X	1.225	=	2.174
45	1	X	0.200	X	0.375	=	0.075
46	1	X	0.900	X	0.450	=	0.360
47	1	X	0.300	X	0.958	=	0.287
48	1	X	3.400	X	1.258	=	4.277
49	1	X	3.700	X	3.070	=	11.359
50	1	X	2.800	X	0.700	=	1.960
51	1	X	3.700	X	1.000	=	3.700
52	1	X	3.700	X	2.100	=	7.770
53	1	X	3.700	X	0.650	=	2.405
54	1	X	1.950	X	1.600	=	2.480
55	1	X	1.600	X	1.600	=	2.560
56	1	X	0.900	X	1.775	=	1.598
57	1	X	0.900	X	1.600	=	1.440
58	1	X	0.900	X	1.600	=	1.440
			TOTAL			=	137.734
GROSS –2 ADDITION							SQM
TT	0.5	X	1.050	X	1.650	=	0.581
			TOTAL			=	0.581
GROSS –A (GROSS 1 + GROSS 2+ GROSS 3- GROSS 4)							SQM
			TOTAL			=	128.580
UNIT-2 & 3 PENT HOUSE (LOWER+UPPER)							
			TOTAL			=	342.059 sqm.

ARC AREA																					
GROSS – 1 ADDITION																					
A3	=	1	X	3.1	x	1.650	=	1.956	x	90	\	360	-	6.5	x	1.853	-	0.313	=	1.465	= 3.314 sqm.
																				TOTAL	= 3.314 SQM



LOWER PENT HOUSE FLOOR PLAN
UNIT 2 & 3
TOWER– 10, 11 & 12

LOWER PENT HOUSE- UNIT 2 & 3							
GROSS –1 ADDITION							SQM
1	1	X	3.675	X	9.850	=	36.199
2	1	X	14.800	X	4.125	=	61.463
3	1	X	15.100	X	4.825	=	72.858
4	1	X	13.025	X	0.700	=	9.118
5	1	X	5.225	X	0.200	=	1.045
6	1	X	3.150	X	2.225	=	7.009
7	1	X	1.425	X	0.200	=	0.285
8	1	X	1.800	X	0.200	=	0.360
9	1	X	2.400	X	0.200	=	0.480
10	1	X	1.600	X	1.775	=	2.840
11	1	X	0.200	X	1.775	=	0.355
12	1	X	0.300	X	1.600	=	0.480
13	1	X	13.900	X	0.300	=	4.170
14	1	X	3.755	X	0.200	=	0.751
15	1	X	4.020	X	0.200	=	0.804
16	1	X	1.000	X	2.175	=	2.175
17	1	X	0.700	X	1.675	=	1.173
18	1	X	0.825	X	3.650	=	3.011
19	1	X	0.900	X	3.850	=	3.465
20	1	X	0.250	X	0.975	=	0.244
21	1	X	0.200	X	1.200	=	0.240
22	1	X	0.200	X	0.750	=	0.150
23	1	X	0.950	X	2.575	=	2.446
24	1	X	0.100	X	0.750	=	0.075
25	1	X	1.925	X	1.675	=	3.224
26	1	X	0.100	X	0.750	=	0.075
TOTAL						=	213.763

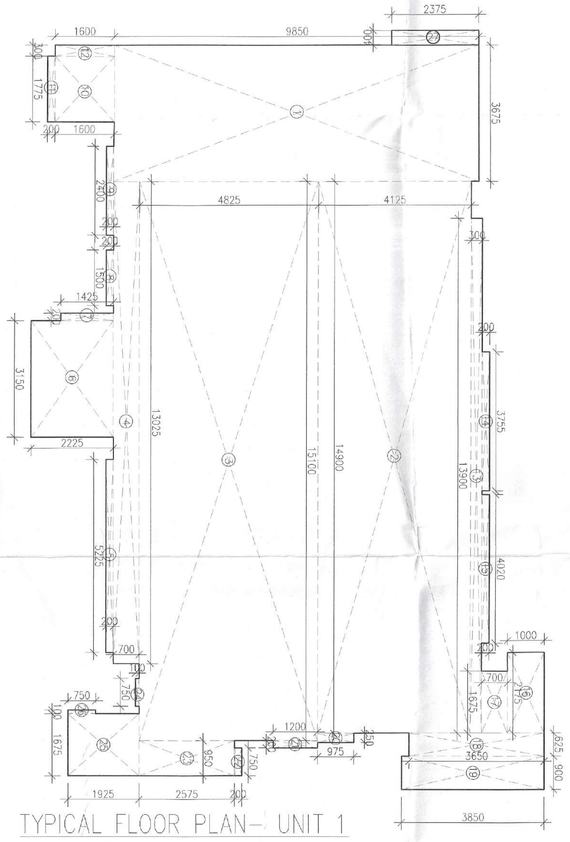


UPPER PENT HOUSE FLOOR PLAN
UNIT–1
TOWER– 10,11 & 12

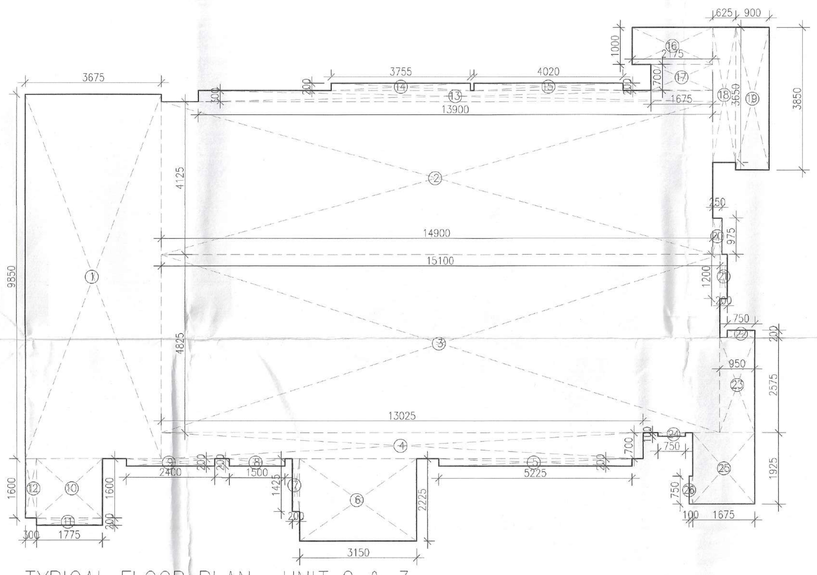
UPPER PENT HOUSE- UNIT 1							
GROSS –1 ADDITION							SQM
37	1	X	4.775	X	1.050	=	5.014
38	1	X	5.825	X	4.050	=	23.591
39	1	X	3.063	X	5.825	=	11.259
40	1	X	5.223	X	5.823	=	30.426
41	1	X	3.400	X	1.953	=	6.640
42	1	X	3.325	X	3.675	=	12.219
43	1	X	1.150	X	1.425	=	1.639
44	1	X	1.775	X	1.225	=	2.174
45	1	X	0.200	X	0.375	=	0.075
46	1	X	0.900	X	0.403	=	0.360
47	1	X	0.300	X	0.958	=	0.287
48	1	X	3.400	X	1.258	=	4.277
49	1	X	3.700	X	3.070	=	11.359
50	1	X	3.200	X	0.700	=	2.240
51	1	X	3.496	X	1.000	=	3.496
52	1	X	3.700	X	2.100	=	7.770
53	1	X	3.700	X	0.650	=	2.405
54	1	X	1.550	X	1.600	=	2.480
55	1	X	1.700	X	2.225	=	6.334
56	1	X	0.900	X	1.000	=	0.900
57	1	X	0.450	X	0.600	=	0.270
58	1	X	0.100	X	0.300	=	0.030
			TOTAL			=	137.994
GROSS –2 ADDITION							SQM
TT	0.5	X	1.650	X	1.650	=	0.591
			TOTAL			=	0.591
GROSS –A SUBTRACTION							SQM
58	1	X	0.400	X	0.300	=	0.120
			TOTAL			=	0.120
GROSS –A (GROSS 1 + GROSS 2+ GROSS 3- GROSS 4)							SQM
			TOTAL			=	128.749
UNIT -1 PENT HOUSE (LOWER+UPPER)							
			TOTAL			=	343.926 SQM

ARC AREA																					
GROSS – 1 ADDITION																					
A1	=	1	X	3.1	x	1.650	x	1.950	x	90	\	360	-	6.5	x	1.950	-	0.313	x	1.465	= 3.314 SQM
																				TOTAL	= 3.314 SQM

LOWER PENT HOUSE- UNIT 1							
GROSS –1 ADDITION							SQM
1	1	X	3.675	X	9.850	=	36.199
2	1	X	14.200	X	4.125	=	61.463
3	1	X	15.100	X	4.825	=	72.858
4	1	X	13.025	X	0.700	=	9.118
5	1	X	5.225	X	0.200	=	1.045
6	1	X	3.150	X	2.225	=	7.009
7	1	X	1.425	X	0.200	=	0.285
8	1	X	1.800	X	0.200	=	0.360
9	1	X	2.400	X	0.200	=	0.480
10	1	X	1.600	X	1.775	=	2.840
11	1	X	0.200	X	1.775	=	0.355
12	1	X	0.300	X	1.600	=	0.480
13	1	X	13.900	X	0.300	=	4.170
14	1	X	3.755	X	0.200	=	0.751
15	1	X	4.020	X	0.200	=	0.804
16	1	X	1.000	X	2.175	=	2.175
17	1	X	0.700	X	1.675	=	1.173
18	1	X	0.825	X	3.650	=	3.011
19	1	X	0.900	X	3.850	=	3.465
20	1	X	0.250	X	0.975	=	0.244
21	1	X	0.200	X	1.200	=	0.240
22	1	X	0.200	X	0.750	=	0.150
23	1	X	0.950	X	2.575	=	2.446
24	1	X	0.100	X	0.750	=	0.075
25	1	X	1.925	X	1.675	=	3.224
26	1	X	0.100	X	0.750	=	0.075
TOTAL						=	213.763
GROSS –2 SUBTRACTION							SQM
70	1	X	0.225	X	1.750	=	0.394
TOTAL						=	0.394
GROSS –A (GROSS 1 - GROSS 2)							SQM
TOTAL						=	213.369



TYPICAL FLOOR PLAN– UNIT 1
TOWER– 10, 11 & 12



TYPICAL FLOOR PLAN– UNIT 2 & 3
TOWER– 10, 11 & 12

TYPICAL FLOOR PLAN- UNIT 2 & 3							
GROSS –A							SQM
1	1	X	3.675	X	9.850	=	36.199
2	1	X	14.800	X	4.125	=	61.463
3	1	X	15.100	X	4.825	=	72.858
4	1	X	13.025	X	0.700	=	9.118
5	1	X	5.225	X	0.200	=	1.045
6	1	X	3.150	X	2.225	=	7.009
7	1	X	1.425	X	0.200	=	0.285
8	1	X	1.800	X	0.200	=	0.360
9	1	X	2.400	X	0.200	=	0.480
10	1	X	1.600	X	1.775	=	2.840
11	1	X	0.200	X	1.775	=	0.355
12	1	X	0.300	X	1.600	=	0.480
13	1	X	13.900	X	0.300	=	4.170
14	1	X	3.755	X	0.200	=	0.751
15	1	X	4.020	X	0.200	=	0.804
16	1	X	1.000	X	2.175	=	2.175
17	1	X	0.700	X	1.675	=	1.173
18	1	X	0.825	X	3.650	=	3.011
19	1	X	0.900	X	3.850	=	3.465
20	1	X	0.250	X	0.975	=	0.244
21	1	X	0.200	X	1.200	=	0.240
22	1	X	0.200	X	0.750	=	0.150
23	1	X	0.950	X	2.575	=	2.446
24	1	X	0.100	X	0.750	=	0.075
25	1	X	1.925	X	1.675	=	3.224
26	1	X	0.100	X	0.750	=	0.075
TOTAL						=	213.763

TYPICAL FLOOR PLAN - UNIT 1							
GROSS –A							SQM
1	1	X	3.675	X	9.850	=	36.199
2	1	X	14.900	X	4.125	=	61.463
3	1	X	15.100	X	4.825	=	72.858
4	1	X	13.025	X	0.700	=	9.118
5	1	X	5.225	X	0.200	=	1.045
6	1	X	3.150	X	2.225	=	7.009
7	1	X	1.425	X	0.200	=	0.285
8	1	X	1.800	X	0.200	=	0.360
9	1	X	2.400	X	0.200	=	0.480
10	1	X	1.600	X	1.775	=	2.840
11	1	X	0.200	X	1.775	=	0.355
12	1	X	0.300	X	1.600	=	0.480
13	1	X	13.900	X	0.300	=	4.170
14	1	X	3.755	X	0.200	=	0.751
15	1	X	4.020	X	0.200	=	0.804
16	1	X	1.000	X	2.175	=	2.175
17	1	X	0.700	X	1.675	=	1.173
18	1	X	0.825	X	3.650	=	3.011
19	1	X	0.900	X	3.850	=	3.465
20	1	X	0.250	X	0.975	=	0.244
21	1	X	0.200	X	1.200	=	0.240
22	1	X	0.200	X	0.750	=	0.150
23	1	X	0.950	X	2.575	=	2.446
24	1	X	0.100	X	0.750	=	0.075
25	1	X	1.925	X	1.675	=	3.224
26	1	X	0.100	X	0.750	=	0.075
27	1	X	0.400	X	2.375	=	0.950
TOTAL						=	214.713

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(BQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(HR) Chairman B.P.A.C.

DTP (BQ) — ATP (HQ)

AD — PA — ATP

TO BE READ WITH THIS OFFICE MEMO NO.: DATED : — Rajesh Dutt JD(HQ)

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

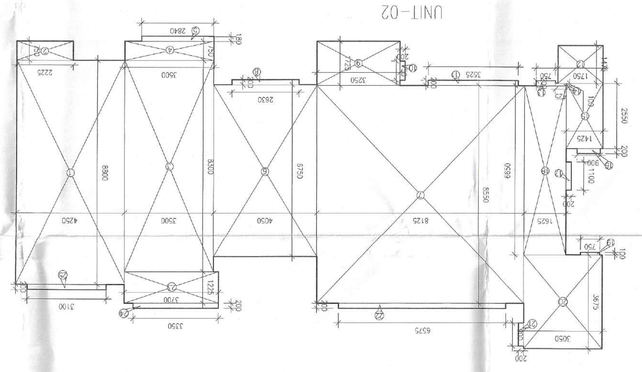
ARCHITECT'S SEAL & SIGNATURE

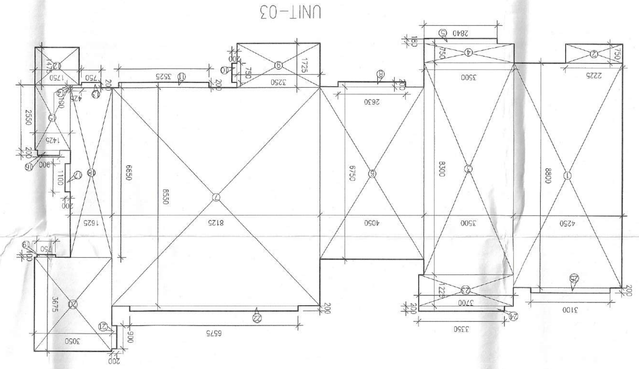
DBT (HQ) Member BPAC
Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:-
CARPET AREA -
TOWER- 10,11 & 12
TYPICAL AND LOWER / UPPER PENT HOUSE UNIT - UNIT 1, 2 & 3

Drawing No:-
CA-01


UNIT-02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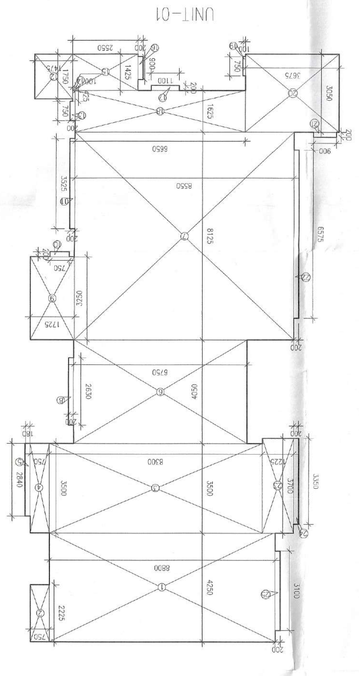
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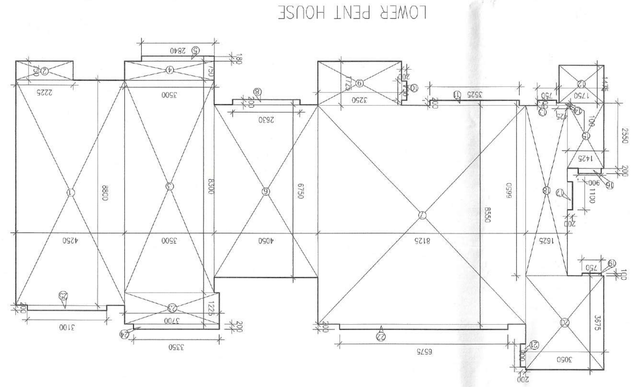
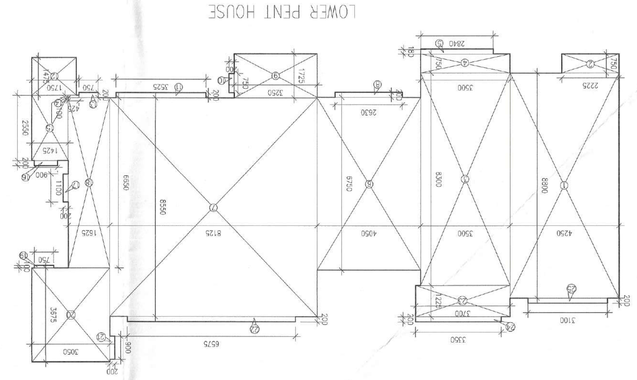
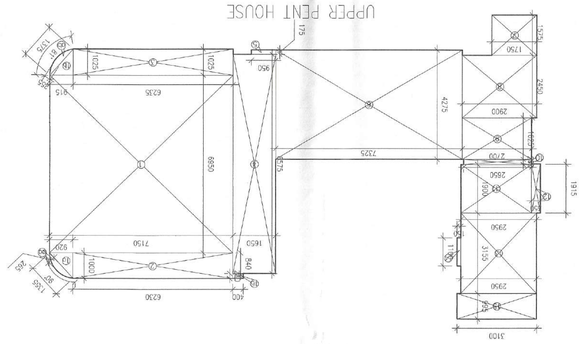
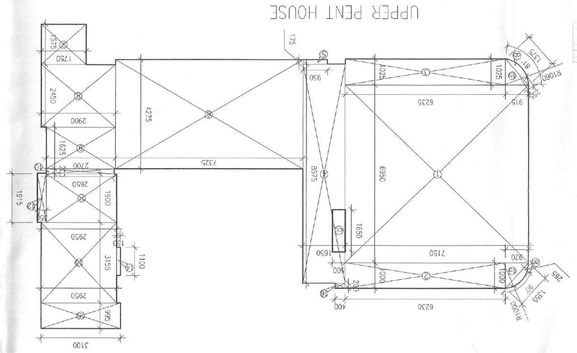
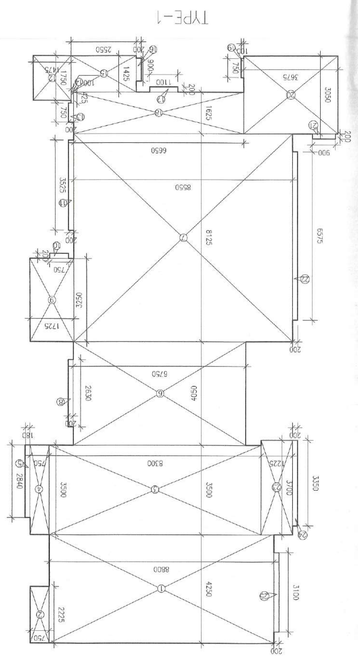

LOWER PENT HOUSE
UNIT-02

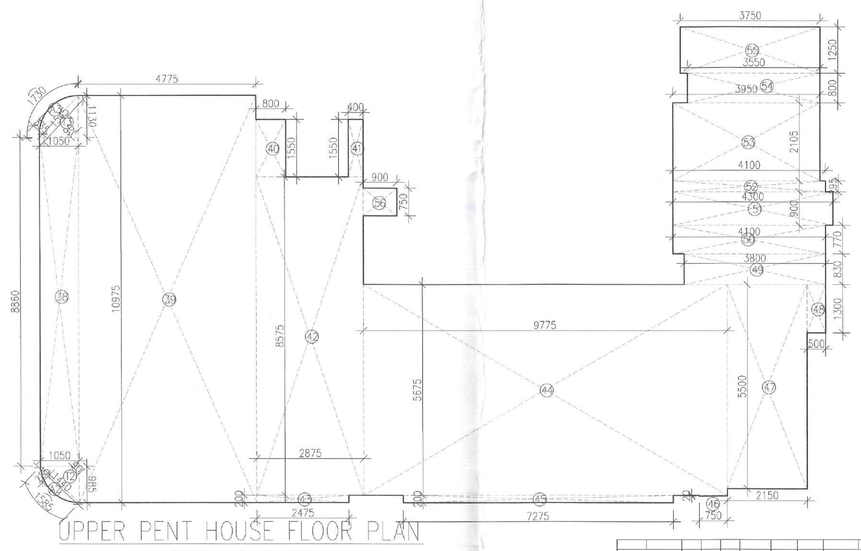

LOWER PENT HOUSE
UNIT-03


UPPER PENT HOUSE
UNIT-02


UPPER PENT HOUSE
UNIT-03


TYPE-1

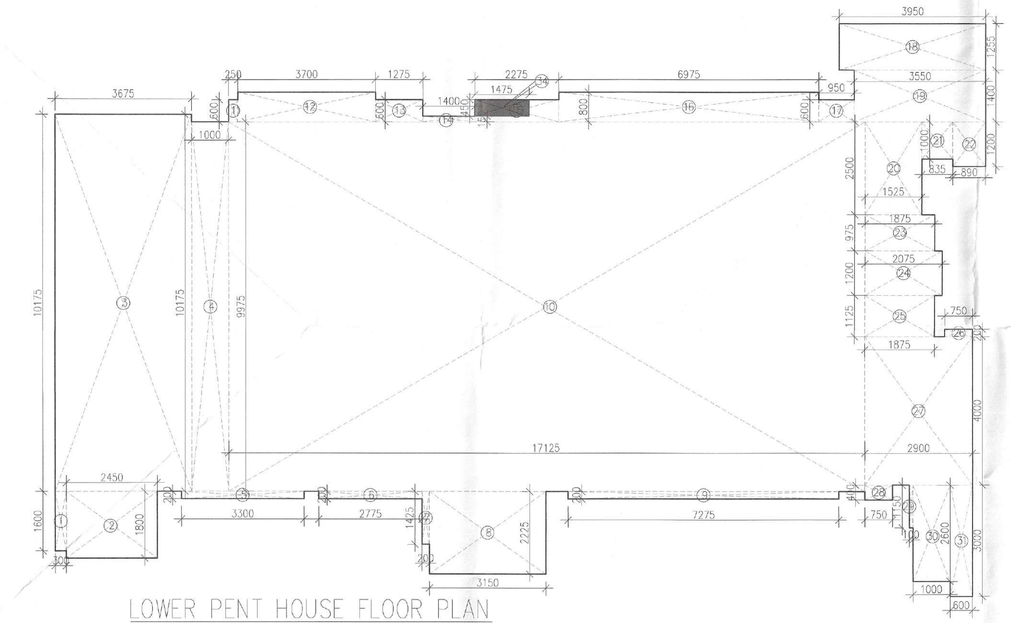
| | | |



UPPER PENT HOUSE FLOOR PLAN
UNIT-2 & 3
TOWER- 16 & 17

UPPER PENT HOUSE- UNIT 2 & 3							
GROSS –1 ADDITION							**SQM**
38	1	X	8.860	X	1.050	=	9.303
39	1	X	10.975	X	4.775	=	52.406
40	1	X	0.800	X	1.550	=	1.240
41	1	X	1.550	X	0.400	=	0.620
42	1	X	2.875	X	8.575	=	24.653
43	1	X	0.200	X	2.475	=	0.495
44	1	X	9.775	X	5.675	=	55.473
45	1	X	0.200	X	7.275	=	1.455
46	1	X	0.020	X	0.750	=	0.015
47	1	X	5.500	X	2.150	=	11.825
48	1	X	0.500	X	1.300	=	0.650
49	1	X	3.800	X	0.830	=	3.154
50	1	X	4.100	X	0.770	=	3.157
51	1	X	4.300	X	0.900	=	3.870
52	1	X	4.100	X	0.295	=	1.210
53	1	X	3.950	X	2.105	=	8.315
54	1	X	3.550	X	0.800	=	2.840
55	1	X	3.750	X	1.250	=	4.688
56	1	X	0.900	X	0.750	=	0.675
			TOTAL			=	**186.043**
GROSS –2 ADDITION							**SQM**
T2	0.5	X	1.050	X	0.985	=	0.517
T3	0.5	X	1.050	X	1.130	=	0.593
			TOTAL			=	**1.110**
GROSS –A (GROSS 1 + GROSS 2+ GROSS 3)							**SQM**
			TOTAL			=	**187.793**
UNIT- 2 & 3 PENT HOUSE (LOWER + UPPER)							
			TOTAL				**470.408 sqm**

ARC AREA																									
GROSS – 3 ADDITION																									
A2	=	1	X	3.1	x	1.050	x	0.985	x	90	\	360	-	0.5	x	1.050	-	0.285	x	1.440	=	0.282	sqm		
A3	=	1	X	3.1	x	1.050	x	1.130	x	90	\	360	-	0.5	x	1.050	-	0.335	x	1.545	=	0.358	sqm		
																				TOTAL	=	**0.640**	**SQM**		

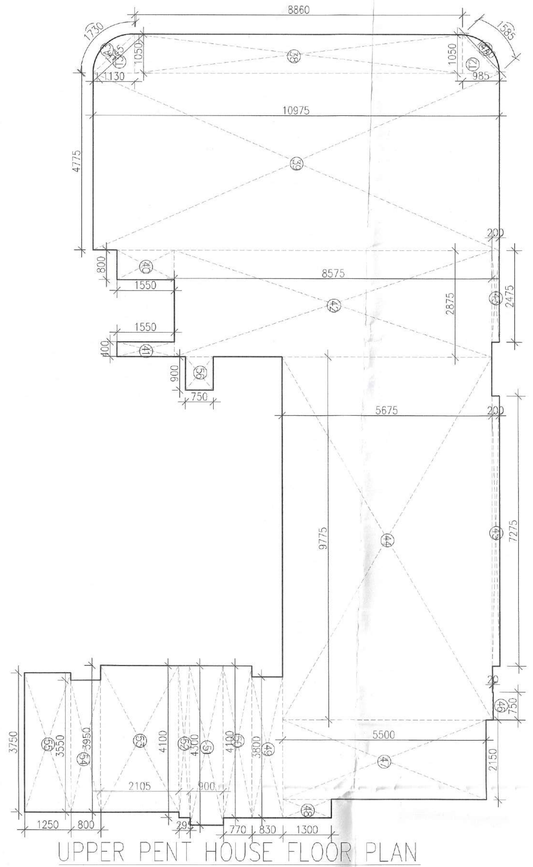


LOWER PENT HOUSE FLOOR PLAN
UNIT 2 & 3
TOWER- 16 & 17

LOWER PENT HOUSE - UNIT 2 & 3							
GROSS –1							**SQM**
1	1	X	0.300	X	1.600	=	0.480
2	1	X	2.450	X	1.800	=	4.410
3	1	X	3.675	X	10.175	=	37.393
4	1	X	1.000	X	9.975	=	9.975
5	1	X	3.300	X	0.200	=	0.660
6	1	X	2.775	X	0.200	=	0.555
7	1	X	1.425	X	0.200	=	0.285
8	1	X	3.150	X	2.225	=	7.009
9	1	X	7.275	X	0.200	=	1.455
10	1	X	17.125	X	9.975	=	170.822
11	1	X	0.250	X	0.600	=	0.150
12	1	X	3.700	X	0.800	=	2.960
13	1	X	0.900	X	1.275	=	0.765
14	1	X	0.150	X	1.400	=	0.210
15	1	X	2.275	X	0.600	=	1.365
16	1	X	0.800	X	6.975	=	5.580
17	1	X	0.950	X	0.600	=	0.570
18	1	X	3.960	X	1.255	=	4.957
19	1	X	3.550	X	1.400	=	4.970
20	1	X	1.525	X	2.550	=	3.813
21	1	X	1.000	X	0.835	=	0.835
22	1	X	1.200	X	0.890	=	1.068
23	1	X	1.875	X	0.975	=	1.828
24	1	X	1.200	X	2.075	=	2.490
25	1	X	1.125	X	1.875	=	2.109
26	1	X	0.750	X	0.200	=	0.150
27	1	X	2.900	X	4.000	=	11.600
28	1	X	0.400	X	0.750	=	0.300
29	1	X	1.150	X	0.100	=	0.115
30	1	X	2.600	X	1.000	=	2.600
31	1	X	3.000	X	0.600	=	1.800
			TOTAL			=	**283.279**
GROSS –2 SUBTRACTION							**SQM**
30	1	X	1.475	X	0.450	=	0.664
			TOTAL			=	**0.664**
GROSS –A (GROSS 1 - GROSS 2)							**SQM**
			TOTAL			=	**282.615**

TYPICAL FLOOR PLAN- UNIT 2 & 3
TOWER- 16 & 17

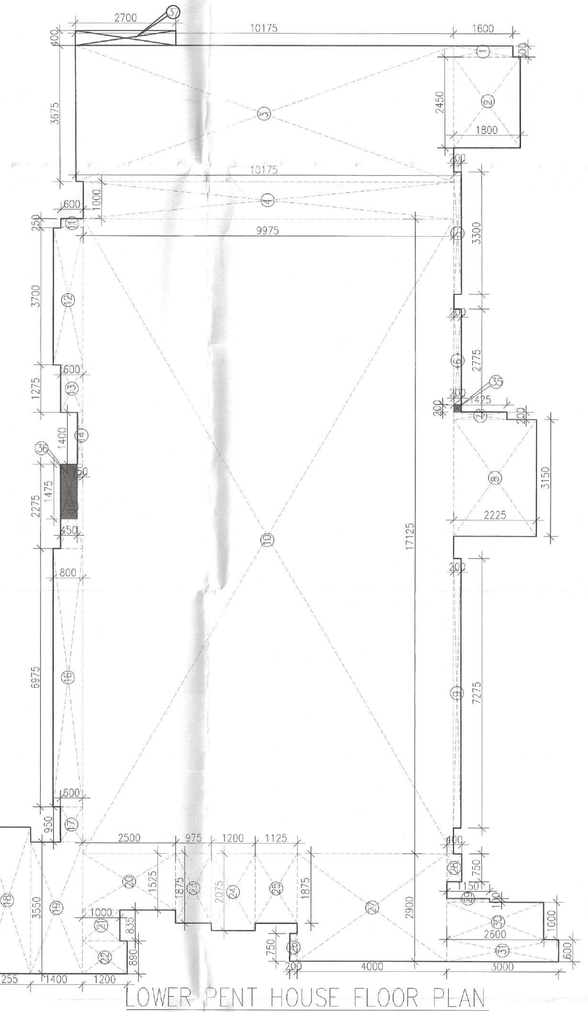
TYPICAL FLOOR- UNIT 2 & 3							
GROSS –A							**SQM**
1	1	X	0.300	X	1.600	=	0.480
2	1	X	2.450	X	1.800	=	4.410
3	1	X	3.675	X	10.175	=	37.393
4	1	X	1.000	X	9.975	=	9.975
5	1	X	3.300	X	0.200	=	0.660
6	1	X	2.775	X	0.200	=	0.555
7	1	X	1.425	X	0.200	=	0.285
8	1	X	3.150	X	2.225	=	7.009
9	1	X	7.275	X	0.200	=	1.455
10	1	X	17.125	X	9.975	=	170.822
11	1	X	0.250	X	0.600	=	0.150
12	1	X	3.700	X	0.800	=	2.960
13	1	X	0.900	X	1.275	=	0.765
14	1	X	0.150	X	1.400	=	0.210
15	1	X	2.275	X	0.600	=	1.365
16	1	X	0.800	X	6.975	=	5.580
17	1	X	0.950	X	0.600	=	0.570
18	1	X	3.960	X	1.255	=	4.957
19	1	X	3.550	X	1.400	=	4.970
20	1	X	1.525	X	2.550	=	3.813
21	1	X	1.000	X	0.835	=	0.835
22	1	X	1.200	X	0.890	=	1.068
23	1	X	1.875	X	0.975	=	1.828
24	1	X	1.200	X	2.075	=	2.490
25	1	X	1.125	X	1.875	=	2.109
26	1	X	0.750	X	0.200	=	0.150
27	1	X	2.900	X	4.000	=	11.600
28	1	X	0.400	X	0.750	=	0.300
29	1	X	1.150	X	0.100	=	0.115
30	1	X	2.600	X	1.000	=	2.600
31	1	X	3.000	X	0.600	=	1.800
			TOTAL			=	**283.279**



UPPER PENT HOUSE FLOOR PLAN
UNIT-1
TOWER- 16 & 17

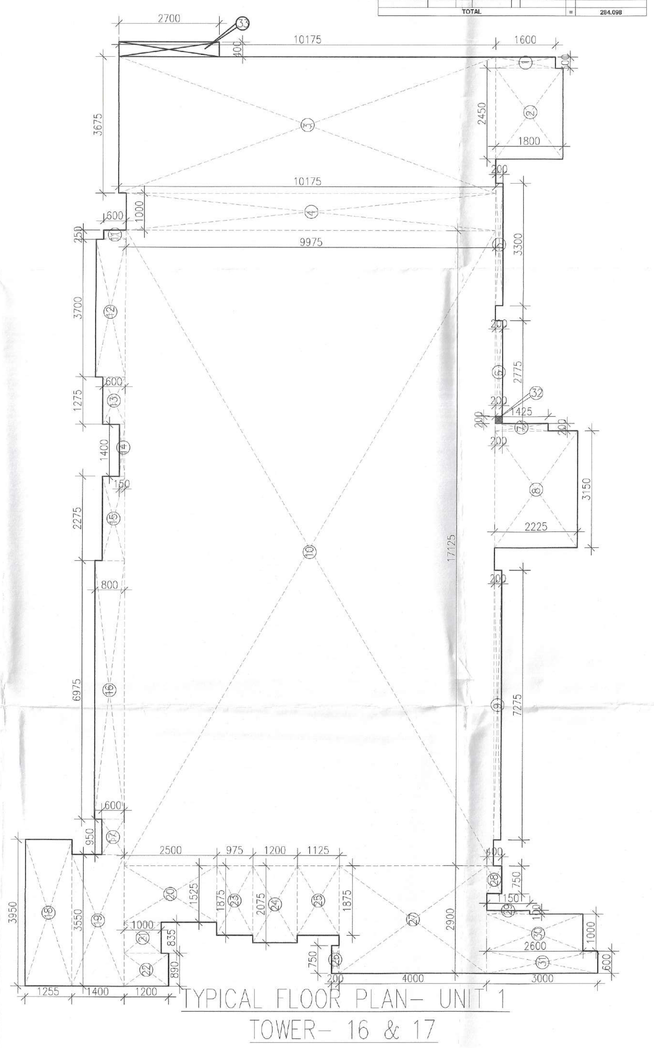
UPPER PENT HOUSE- UNIT 1							
GROSS –1 ADDITION							**SQM**
38	1	X	8.860	X	1.050	=	9.303
39	1	X	10.975	X	4.775	=	52.406
40	1	X	0.800	X	1.550	=	1.240
41	1	X	1.550	X	0.400	=	0.620
42	1	X	2.875	X	8.575	=	24.653
43	1	X	0.200	X	2.475	=	0.495
44	1	X	9.775	X	5.675	=	55.473
45	1	X	0.200	X	7.275	=	1.455
46	1	X	0.020	X	0.750	=	0.015
47	1	X	5.500	X	2.150	=	11.825
48	1	X	0.500	X	1.300	=	0.650
49	1	X	3.800	X	0.830	=	3.154
50	1	X	4.100	X	0.770	=	3.157
51	1	X	4.300	X	0.900	=	3.870
52	1	X	4.100	X	0.295	=	1.210
53	1	X	3.950	X	2.105	=	8.315
54	1	X	3.550	X	0.800	=	2.840
55	1	X	3.750	X	1.250	=	4.688
56	1	X	0.900	X	0.750	=	0.675
			TOTAL			=	**186.043**
GROSS –2 ADDITION							**SQM**
T2	0.5	X	1.050	X	0.985	=	0.517
T3	0.5	X	1.050	X	1.130	=	0.593
			TOTAL			=	**1.110**
GROSS –A (GROSS 1 + GROSS 2+ GROSS 3)							**SQM**
			TOTAL			=	**187.793**
UNIT-1 PENT HOUSE (LOWER+UPPER)							**SQM**
			TOTAL			=	**471.891 sqm**

ARC AREA																									
GROSS – 2 ADDITION																									
A2	=	1	X	3.1	x	1.050	x	0.985	x	90	\	360	-	0.5	x	1.050	-	0.285	x	1.440	=	0.282	sqm		
A3	=	1	X	3.1	x	1.050	x	1.130	x	90	\	360	-	0.5	x	1.050	-	0.335	x	1.545	=	0.358	sqm		
																				TOTAL	=	**0.640**	**SQM**		



LOWER PENT HOUSE FLOOR PLAN
UNIT 1
TOWER- 16 & 17

LOWER PENT HOUSE - UNIT 1							
GROSS –1							**SQM**
1	1	X	0.200	X	1.800	=	0.480
2	1	X	2.450	X	1.800	=	4.410
3	1	X	3.675	X	10.175	=	37.393
4	1	X	1.000	X	9.975	=	9.975
5	1	X	3.300	X	0.200	=	0.660
6	1	X	2.775	X	0.200	=	0.555
7	1	X	1.425	X	0.200	=	0.285
8	1	X	3.150	X	2.225	=	7.009
9	1	X	7.275	X	0.200	=	1.455
10	1	X	17.125	X	9.975	=	170.822
11	1	X	0.250	X	0.600	=	0.150
12	1	X	3.700	X	0.800	=	2.960
13	1	X	0.900	X	1.275	=	0.765
14	1	X	0.150	X	1.400	=	0.210
15	1	X	2.275	X	0.600	=	1.365
16	1	X	0.800	X	6.975	=	5.580
17	1	X	0.950	X	0.600	=	0.570
18	1	X	3.960	X	1.255	=	4.957
19	1	X	3.550	X	1.400	=	4.970
20	1	X	1.525	X	2.550	=	3.813
21	1	X	1.000	X	0.835	=	0.835
22	1	X	1.200	X	0.890	=	1.068
23	1	X	1.875	X	0.975	=	1.828
24	1	X	1.200	X	2.075	=	2.490
25	1	X	1.125	X	1.875	=	2.109
26	1	X	0.750	X	0.200	=	0.150
27	1	X	2.900	X	4.000	=	11.600
28	1	X	0.400	X	0.750	=	0.300
29	1	X	1.150	X	0.100	=	0.115
30	1	X	2.600	X	1.000	=	2.600
31	1	X	3.000	X	0.600	=	1.800
32	1	X	3.700	X	0.400	=	1.080
			TOTAL			=	**284.389**
GROSS –2 SUBTRACTION							**SQM**
32	1	X	0.200	X	0.300	=	0.060
			TOTAL			=	**0.060**
GROSS – A (GROSS 1 - GROSS 2)							**SQM**
			TOTAL			=	**284.329**



TYPICAL FLOOR PLAN- UNIT 1
TOWER- 16 & 17

TYPICAL FLOOR - UNIT 1							
GROSS –1							**SQM**
1	1	X	0.300	X	1.600	=	0.480
2	1	X	2.450	X	1.800	=	4.410
3	1	X	3.675	X	10.175	=	37.393
4	1	X	1.000	X	9.975	=	9.975
5	1	X	3.300	X	0.200	=	0.660
6	1	X	2.775	X	0.200	=	0.555
7	1	X	1.425	X	0.200	=	0.285
8	1	X	3.150	X	2.225	=	7.009
9	1	X	7.275	X	0.200	=	1.455
10	1	X	17.125	X	9.975	=	170.822
11	1	X	0.250	X	0.600	=	0.150
12	1	X	3.700	X	0.800	=	2.960
13	1	X	0.900	X	1.275	=	0.765
14	1	X	0.150	X	1.400	=	0.210
15	1	X	2.275	X	0.600	=	1.365
16	1	X	0.800	X	6.975	=	5.580
17	1	X	0.950	X	0.600	=	0.570
18	1	X	3.960	X	1.255	=	4.957
19	1	X	3.550	X	1.400	=	4.970
20	1	X	1.525	X	2.550	=	3.813
21	1	X	1.000	X	0.835	=	0.835
22	1	X	1.200	X	0.890	=	1.068
23	1	X	1.875	X	0.975	=	1.828
24	1	X	1.200	X	2.075	=	2.490
25	1	X	1.125	X	1.875	=	2.109
26	1	X	0.750	X	0.200	=	0.150
27	1	X	2.900	X	4.000	=	11.600
28	1	X	0.400	X	0.750	=	0.300
29	1	X	1.150	X	0.100	=	0.115
30	1	X	2.600	X	1.000	=	2.600
31	1	X	3.000	X	0.600	=	1.800
32	1	X	3.700	X	0.400	=	1.080
			TOTAL			=	**284.389**
GROSS –2 SUBTRACTION							**SQM**
32	1	X	0.200	X	0.300	=	0.060
			TOTAL			=	**0.060**
GROSS – A (GROSS 1 - GROSS 2)							**SQM**
			TOTAL			=	**284.329**

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P (HQ) Member Secretary D.P.A.C.
S.T.P (G) Member D.P.A.C.
C.T.P.(NR) Chairman D.P.A.C.
DTP (HQ)
ATP (HQ)
AD
PA
ATP
Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N
NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) Member BPAC

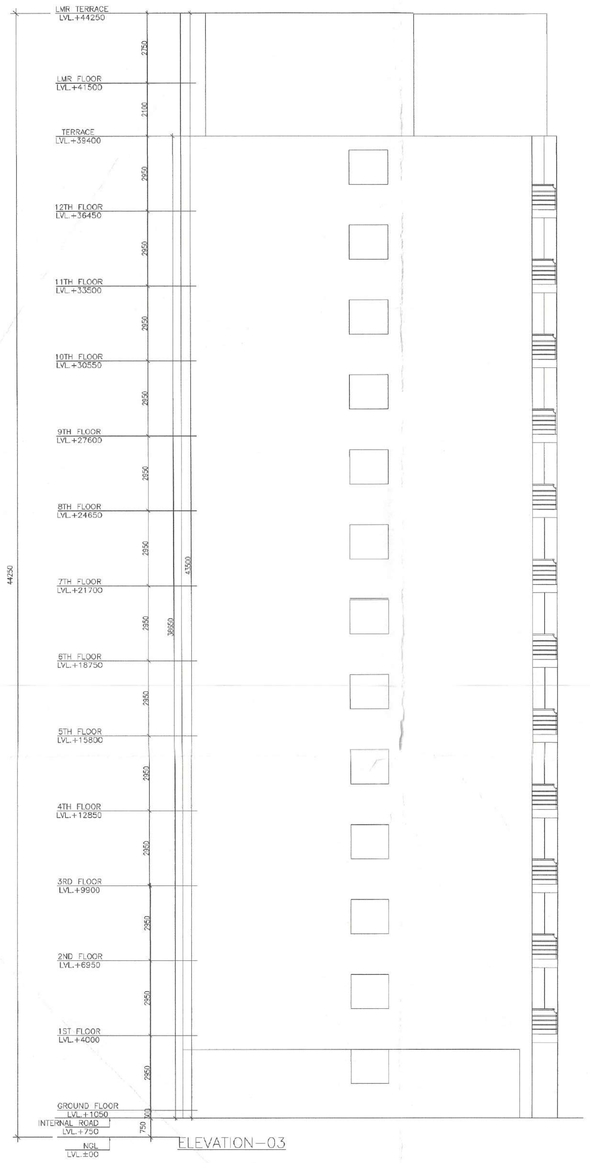
Ar. Ravinder Kumar
CA/2012/55071

JUNE-2024. | Scale : 1:100

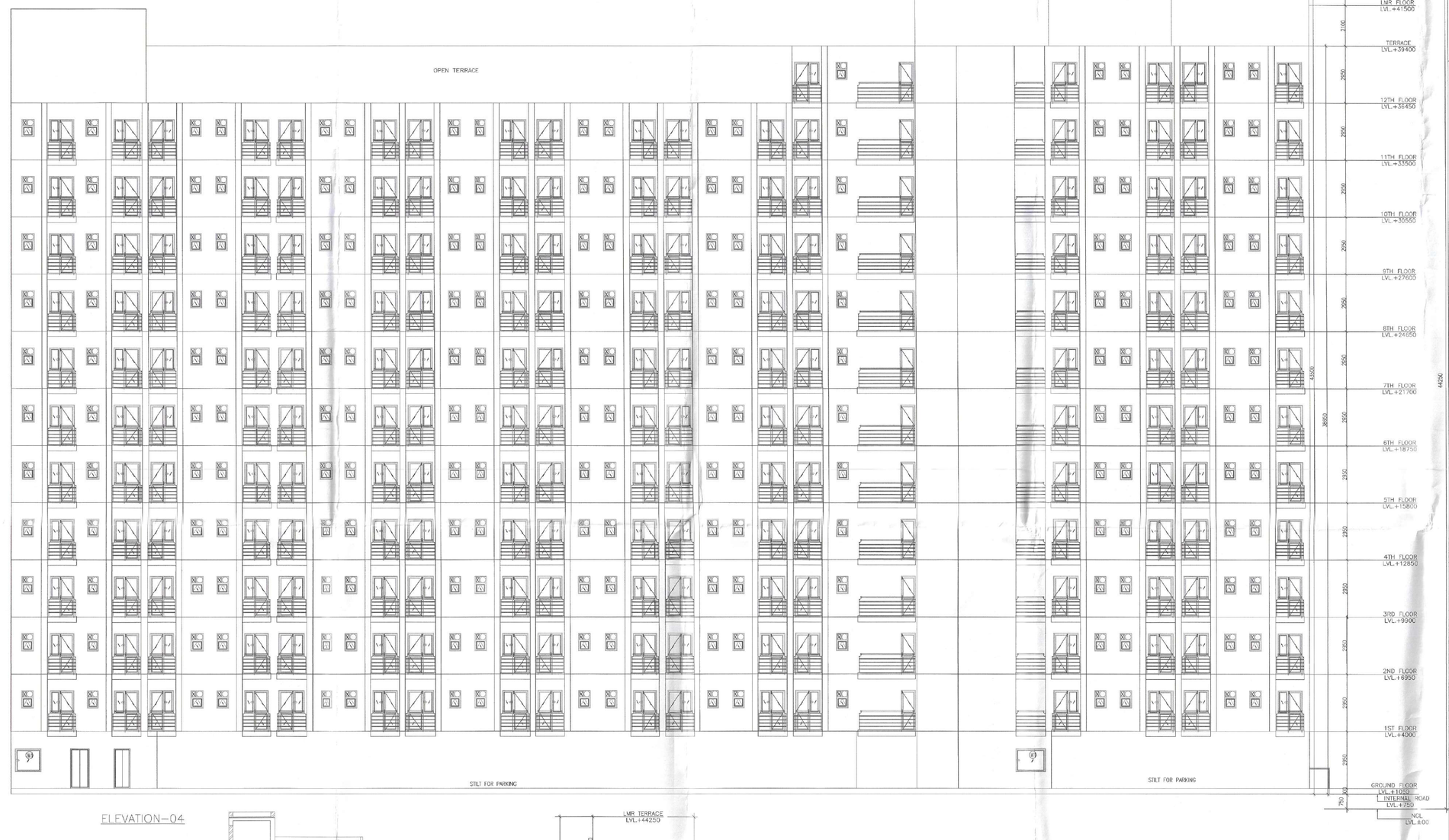
Drawing Title:-
CARPET AREA - TOWER- 16 &17

TYPICAL AND LOWER / UPPER PENT HOUSE UNIT UNIT- 1,2 & 3

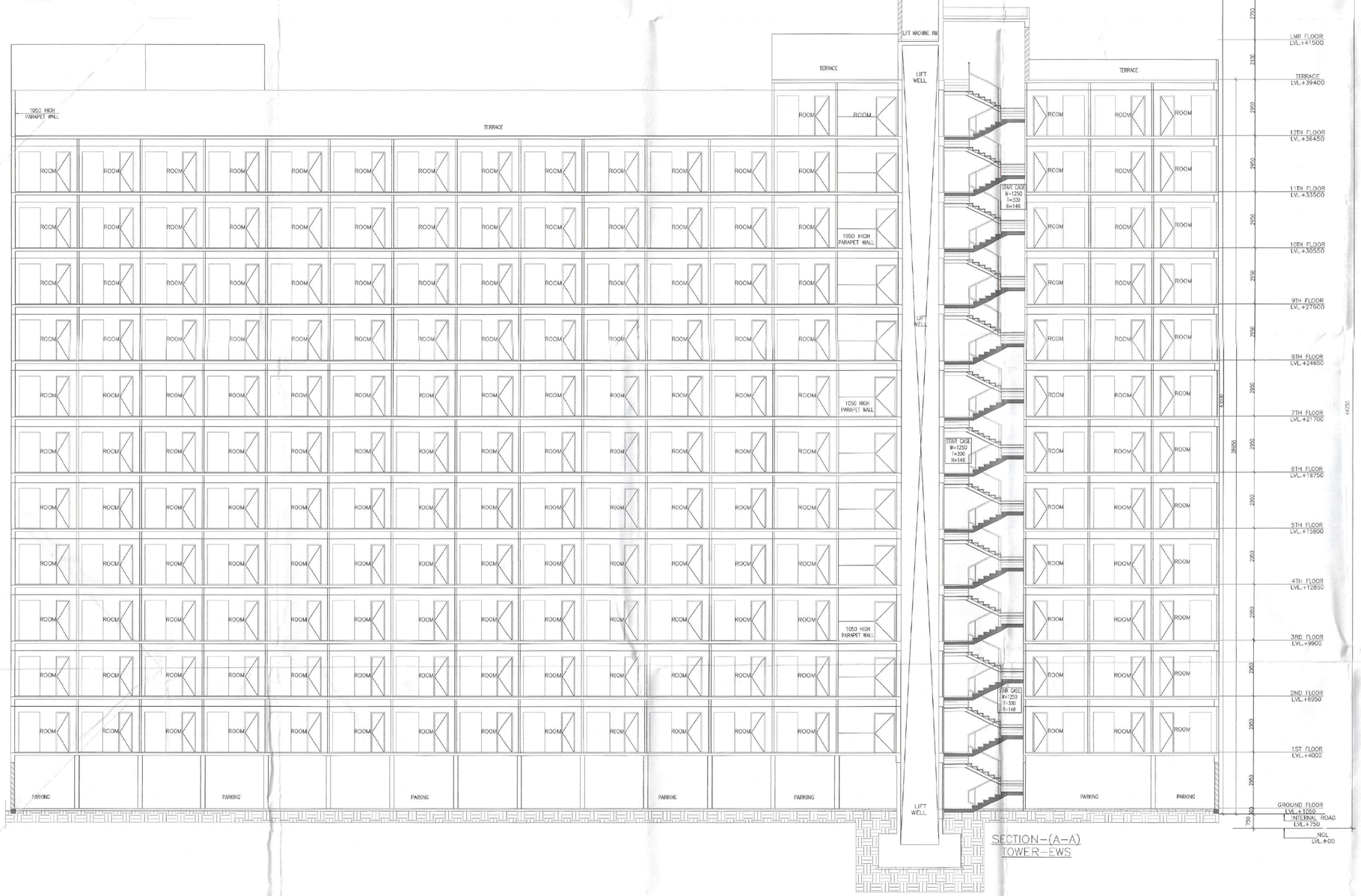
Drawing No:-
CA-02



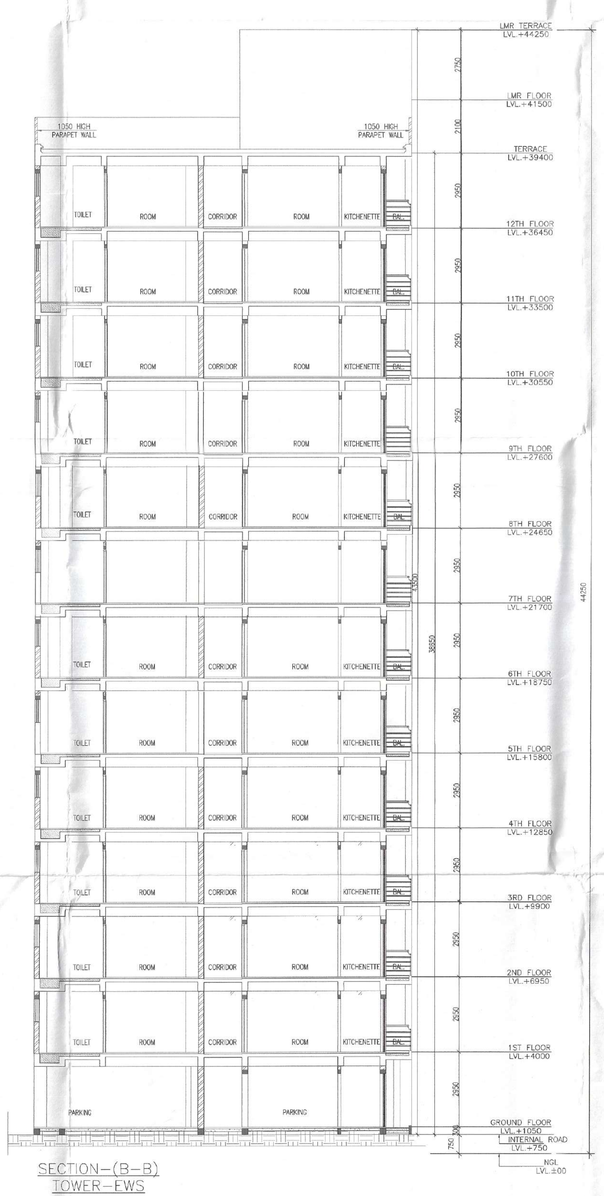
ELEVATION–03



ELEVATION–04



SECTION–(A–A)
TOWER–EWS



SECTION–(B–B)
TOWER–EWS

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. — S.T.P.(G) Member B.P.A.C. — C.T.P.(DR) Chairman B.P.A.C.

STP (HQ) — ATP (HQ)

AD — PA — ATP

Rajeev Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DD(HQ) Member BPAC

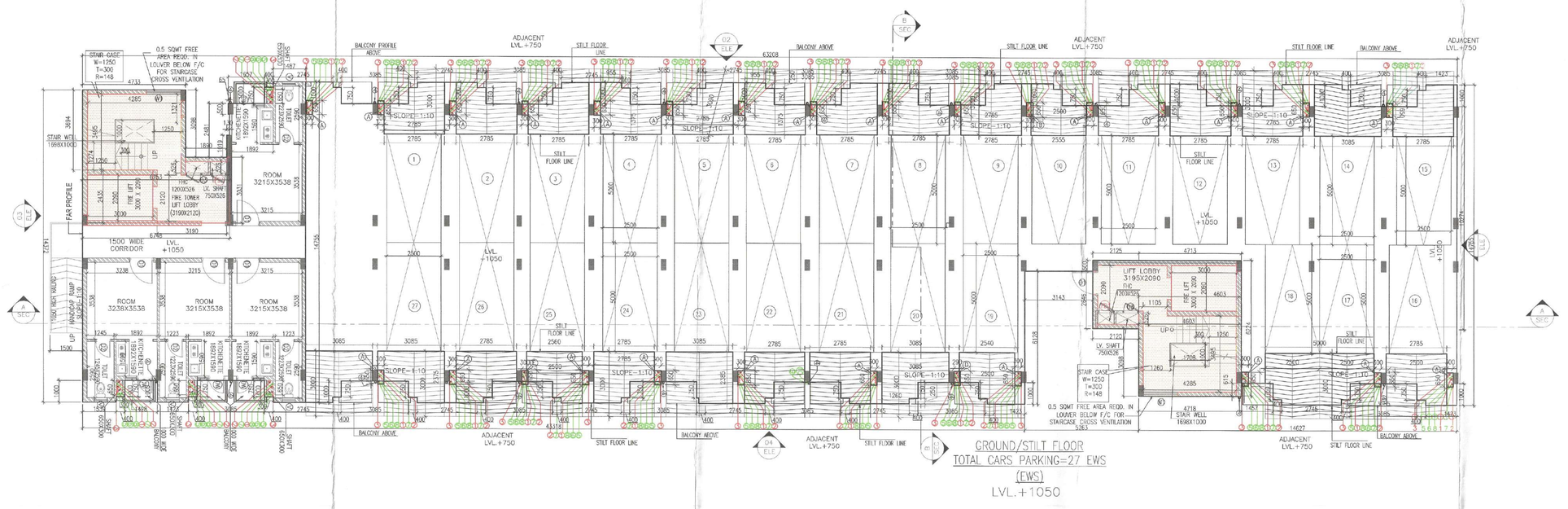
Ar. Rajender Kumar
CA/2012/55971

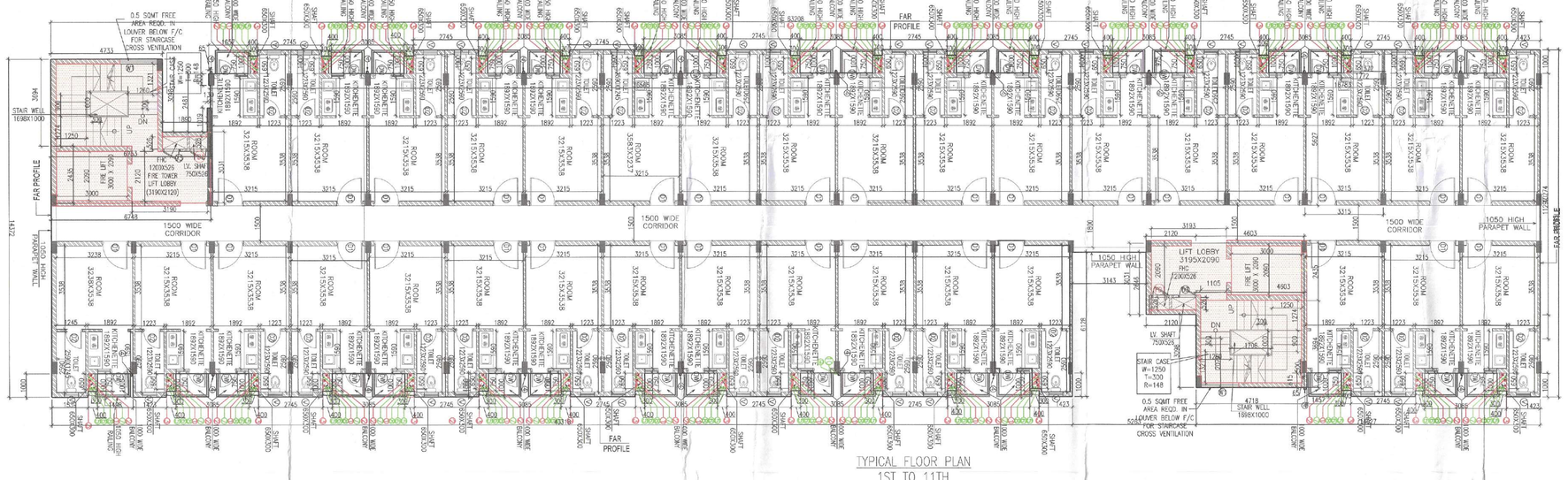
Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2412 dtd. 23/2/24

JUNE -2024. | Scale : 1:100

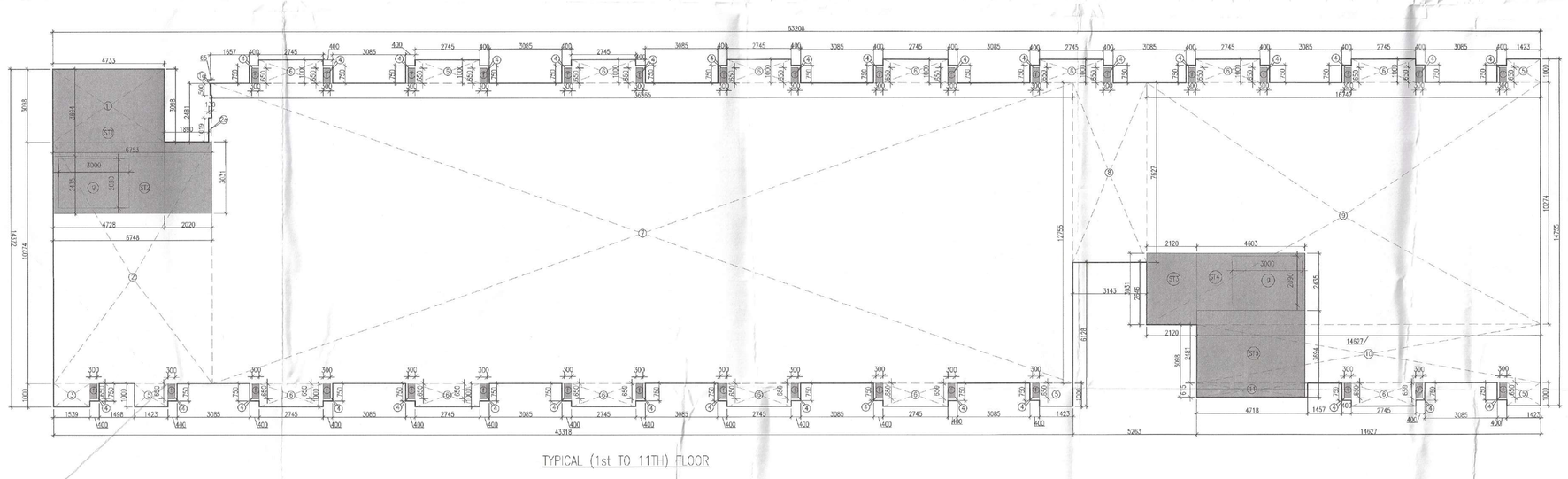
Drawing Title:-
EWS
ELEVATION 03 & 04 & SECTION-AA & BB

Drawing No:-
D-03


0.5 SQMT FREE
INNER WIDTH
LOUVER BELOW F/C
FOR STAIRCASE
CROSS VENTILATION
STAIR-CASE
W=1050
T=300
R=145
FAR PROFILE
ROOM
3215X3538
ROOM
3238X3336
ROOM
3215X3538
ROOM
3215X3538
1500 WIDE
CORRIDOR
LVL.
+1050
SLOPE-1:10
SLOPE-1:10
SLOPE-1:10



TYPICAL FLOOR PLAN
1ST TO 11TH



TYPICAL (1st TO 11TH) FLOOR

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
DTP (HQ)
ATP(HQ)
AD
PA
ATP
Rajesh Kumar JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED:

AREA CALCULATION OF TYPICAL (1ST TO 11TH) FLOOR							
GROSS –A							
1	1	X	4.733	X	3.098	=	14.663 SQM
1a	1	X	0.650	X	0.500	=	0.325 SQM
2	1	X	6.753	X	10.274	=	69.380 SQM
2a	1	X	0.130	X	1.019	=	0.132
3	1	X	1.539	X	1.000	=	1.539 SQM
4	33	X	0.400	X	0.750	=	9.900 SQM
5	4	X	1.423	X	1.000	=	5.692 SQM
6	14	X	2.745	X	1.000	=	38.430 SQM
7	1	X	36.565	X	12.755	=	466.387 SQM
8	1	X	3.143	X	7.627	=	23.972 SQM
9	1	X	16.747	X	10.274	=	172.059 SQM
10	1	X	14.627	X	2.481	=	36.290 SQM
11	1	X	4.718	X	0.615	=	2.902 SQM
					TOTAL	=	841.670 SQM
GROSS –B							
f	33	X	0.300	X	0.650	=	6.435 SQM
					TOTAL	=	6.435 SQM
FIRE TOWER DEDUCTIONS (FT)							
GROSS –C							
ST1	1	X	4.733	X	3.694	=	17.484 SQM
ST2	1	X	6.753	X	2.435	=	16.444 SQM
ST3	1	X	2.120	X	3.031	=	6.426 SQM
ST4	1	X	4.603	X	2.435	=	11.208 SQM
ST5	1	X	4.603	X	3.694	=	17.003 SQM
					TOTAL FT GROSS C	=	68.565 SQM
TOTAL FAR AREA OF TYPICAL (1ST TO 11TH) FLOOR	=	GROSS –A	-	GROSS –B	-	GROSS –C	
	=	841.670	-	6.435	-	68.565	
GROSS –1	=	766.670					
TOTAL BUILTUP AREA OF TYPICAL (1ST TO 11TH) FLOOR							
GROSS –D							
g	2	X	3.000	X	2.090	=	12.540 SQM
					TOTAL	=	12.540 SQM
TOTAL BUILTUP AREA OF TYPICAL (1ST TO 11TH) FLOOR	=	GROSS –1	+	GROSS –C	-	GROSS –D	
	=	766.670	+	68.565	-	12.540	
GROSS –2	=	822.695					

(DKS)		
TYPICAL FLOOR	LVL	UNITS
1st	LVL.+4600	33
2nd	LVL.+6950	33
3rd	LVL.+9900	33
4th	LVL.+12850	33
5th	LVL.+15800	33
6th	LVL.+18750	33
7th	LVL.+21700	33
8th	LVL.+24650	33
9th	LVL.+27600	33
10th	LVL.+30550	33
11th	LVL.+33500	33
TOTAL UNITS		363

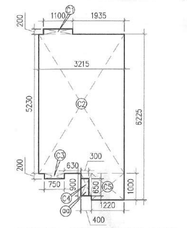
SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL (FROM FF)	LINTEL (FROM FF)
FD	1100x2100	STAIRCASE/LMR	FIRE DOOR	–	+2100
FSH	600x2600	FHR SHAFT	FIRE DOOR	+900	+2100
FDD	750x2000	ELECTRICAL/M/EV SHAFT	FIRE DOOR	+900	+2100
ED	1413x2393	ENT. LOBBY	AL. GLAZED DOOR	–	+2375
D1	1100x2100	ROOM ENTRY	FLUSH DOOR	–	+2100
D2	750x2100	TOILET	FLUSH DOOR	–	+2100
ED1	1445x2100	12th FLOOR CORRIDOR	AL. GLAZED DOOR	–	+2100
DW	750x2100	DOOR KITCHENETTE	DOOR CUM WINDOW	– +1200	+2100 +2100
W1	1950x1200	STAIRCASE	AL. GLAZED WINDOW	–	+2100
W2	1950x1200	LIFT MACHINE ROOM	AL. GLAZED WINDOW	+900	+2100
W3	1927x1200	ENT. LOBBY	AL. GLAZED WINDOW	+900	+2100
V	900x900	VENTILATION	AL. GLAZED WINDOW	+1200	+2100
				LEVELS ARE FFL	

LEGENDS:–	
1. uPVC SOIL & VENT PIPE	
2. uPVC WASTE & UTILITY BALCONY PIPE	
3. VENT PIPE	
4. uPVC R.W.P. FROM TERRACE	
5. DOMESTIC WATER DOWN TAKE SUPPLY PIPE FOR (14th TO 11th FLOOR)	
6. DOMESTIC WATER DOWN TAKE SUPPLY PIPE (10th TO GROUND FLOOR)	
7. FLUSHING WATER DOWN TAKE PIPE	
8. DOMESTIC WATER DOWN TAKE SUPPLY PIPE (14th TO 11th FLOOR)	
9. DOMESTIC WATER DOWN TAKE SUPPLY PIPE (10th TO GROUND FLOOR)	
10. SOLAR WATER DOWN TAKE PIPE	
11. FLUSHING WATER RISER PIPE	
12. DOMESTIC WATER RISER PIPE	
13. FLOOR TRAP (100X100/100mm)	FT
14. FLOOR DRAIN (100X75mm)	FD
15. DRAIN POINT (100X75mm)	DP
16. CLEAN OUT PLUG	COP
17. NAHANI TRAP	NT
18. WASTE PIPE LINE	
19. SOIL PIPE LINE	

CARPET AREA OF ONE UNIT (EWS)									
GROSS - A									
C1	=	1	X	1.100	X	0.200	=	0.220	SQM
C2	=	1	X	3.215	X	5.230	=	16.814	SQM
C3	=	1	X	0.730	X	0.200	=	0.146	SQM
C4	=	1	X	0.400	X	0.900	=	0.360	SQM
C5	=	1	X	1.220	X	1.000	=	1.220	SQM
						TOTAL	=	18.865	SQM
CARPET AREA OF ONE UNIT (EWS)					=	GROSS - A			
					=	18.865	SQM		
GROSS - B									
AA	=	1	X	0.300	X	0.650	=	0.195	
						TOTAL	=	0.195	
TOTAL CARPET AREA OF ONE UNIT (EWS)					=	GROSS - A	-	GROSS - B	
					=	18.865	-	0.195	
								18.670	SQM
							OR	200.964	SQFT



CARPET AREA OF ONE UNIT (EWS)

AREA CALCULATION OF TYPICAL (1ST TO 11TH) FLOOR							
GROSS –A							
1	1	X	4.733	X	3.098	=	14.663 SQM
1a	1	X	0.650	X	0.500	=	0.325 SQM
2	1	X	6.753	X	10.274	=	69.380 SQM
2a	1	X	0.130	X	1.019	=	0.132
3	1	X	1.539	X	1.000	=	1.539 SQM
4	33	X	0.400	X	0.750	=	9.900 SQM
5	4	X	1.423	X	1.000	=	5.692 SQM
6	14	X	2.745	X	1.000	=	38.430 SQM
7	1	X	36.565	X	12.755	=	466.387 SQM
8	1	X	3.143	X	7.627	=	23.972 SQM
9	1	X	16.747	X	10.274	=	172.059 SQM
10	1	X	14.627	X	2.481	=	36.290 SQM
11	1	X	4.718	X	0.615	=	2.902 SQM
					TOTAL	=	841.670 SQM
GROSS –B							
f	33	X	0.300	X	0.650	=	6.435 SQM
					TOTAL	=	6.435 SQM
FIRE TOWER DEDUCTIONS (FT)							
GROSS –C							
ST1	1	X	4.733	X	3.694	=	17.484 SQM
ST2	1	X	6.753	X	2.435	=	16.444 SQM
ST3	1	X	2.120	X	3.031	=	6.426 SQM
ST4	1	X	4.603	X	2.435	=	11.208 SQM
ST5	1	X	4.603	X	3.694	=	17.003 SQM
					TOTAL FT GROSS C	=	68.565 SQM
TOTAL FAR AREA OF TYPICAL (1ST TO 11TH) FLOOR	=	GROSS –A	-	GROSS –B	-	GROSS –C	
	=	841.670	-	6.435	-	68.565	
GROSS –1	=	766.670					
TOTAL BUILTUP AREA OF TYPICAL (1ST TO 11TH) FLOOR							
GROSS –D							
g	2	X	3.000	X	2.090	=	12.540 SQM
					TOTAL	=	12.540 SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
AD PA ATP

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY –2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

DTP (HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 2431/23 Dt. 23/07/2024

JUNE - 2024

Executive Engineer 1:100
Public Health Services, Panchkula

Drawing Title:-
EWS
GROUND FLOOR TO 11TH FLOOR, & AREA CALCULATION

Drawing No:-
D-01a

EWS
12TH FLOOR PLAN & AREA CALCULATION
TERRACE & ELEVATION-1,2

D-02

Drawing No:-

JUNE -2024. | Scale : 1:100

Drawing Title:-

Ar. Rajvinder Kumar
CA/2012/59371

ARCHITECT'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

OWNER'S SEAL & SIGNATURE

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS ARMID DEVELOPERS LTD.)

NOTE :-
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

GROSS-A									
1	19	X	0.400	X	0.750	=	3.500	SQM
2	1	X	1.423	X	1.500	=	2.116	SQM
3	4	X	2.745	X	1.000	=	10.980	SQM
4	1	X	8.730	X	12.760	=	85.841	SQM
5	1	X	14.827	X	12.274	=	172.099	SQM
6	1	X	3.145	X	7.627	=	23.987	SQM
7	1	X	14.827	X	2.481	=	36.789	SQM
8	1	X	4.718	X	0.815	=	2.902	SQM
					TOTAL	=	343.073	SQM
GROSS-B									
1	13	X	0.300	X	0.650	=	2.535	SQM
					TOTAL	=	2.535	SQM
GROSS-C									
1	1	X	2.120	X	3.031	=	6.426	SQM
2	1	X	4.603	X	2.415	=	11.208	SQM
3	1	X	4.603	X	2.494	=	11.003	SQM
					TOTAL FT 01 GROSS C	=	34.438	SQM

FIRE TOWER DEDUCTIONS (FT)

TOTAL FSR AREA OF 12TH FLOOR

	=	343.073	-	2.535	-	34.438		
GROSS-1	=	305.900						
GROSS-A	-	GROSS-B	-	GROSS-C				

TOTAL BUILTUP AREA OF 12TH FLOOR

GROSS-2								
9	1	X	3.000	X	2.090	=	6.270	SQM
					TOTAL	=	6.270	SQM

FLOOR								
TOTAL BUILTUP AREA OF 12TH	=	305.900	+	34.638	-	6.270		
	=	GROSS-1	+	GROSS-C	-	GROSS-2		
GROSS-3	=	334.268						

AREA CALCULATION OF 12TH FLOOR

GROSS-A								
1	19	X	0.400	X	0.750	=	3.500	SQM
2	1	X	1.423	X	1.500	=	2.116	SQM
3	4	X	2.745	X	1.000	=	10.980	SQM
4	1	X	8.730	X	12.760	=	85.841	SQM
5	1	X	14.827	X	12.274	=	172.099	SQM
6	1	X	3.145	X	7.627	=	23.987	SQM
7	1	X	14.827	X	2.481	=	36.789	SQM
8	1	X	4.718	X	0.815	=	2.902	SQM
					TOTAL	=	343.073	SQM
GROSS-B								
1	13	X	0.300	X	0.650	=	2.535	SQM
					TOTAL	=	2.535	SQM
GROSS-C								
1	1	X	2.120	X	3.031	=	6.426	SQM
2	1	X	4.603	X	2.415	=	11.208	SQM
3	1	X	4.603	X	2.494	=	11.003	SQM
					TOTAL FT 01 GROSS C	=	34.438	SQM

FIRE TOWER DEDUCTIONS (FT)

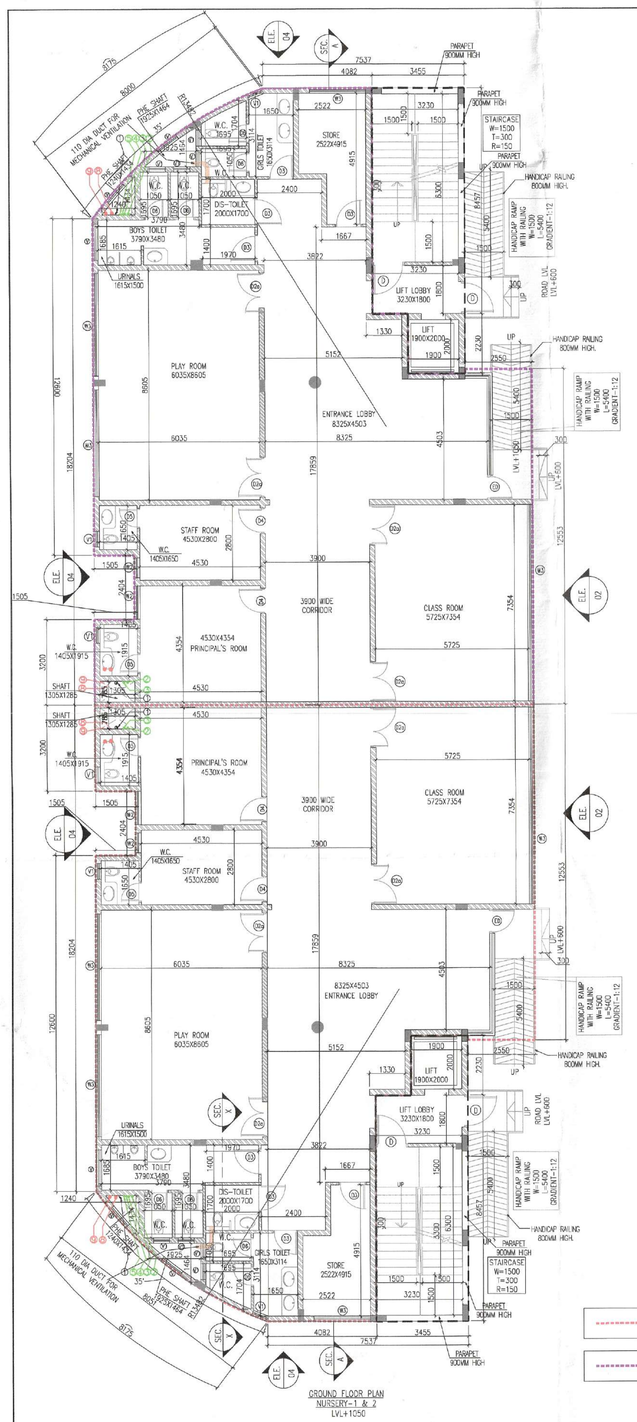
TOTAL FSR AREA OF 12TH FLOOR

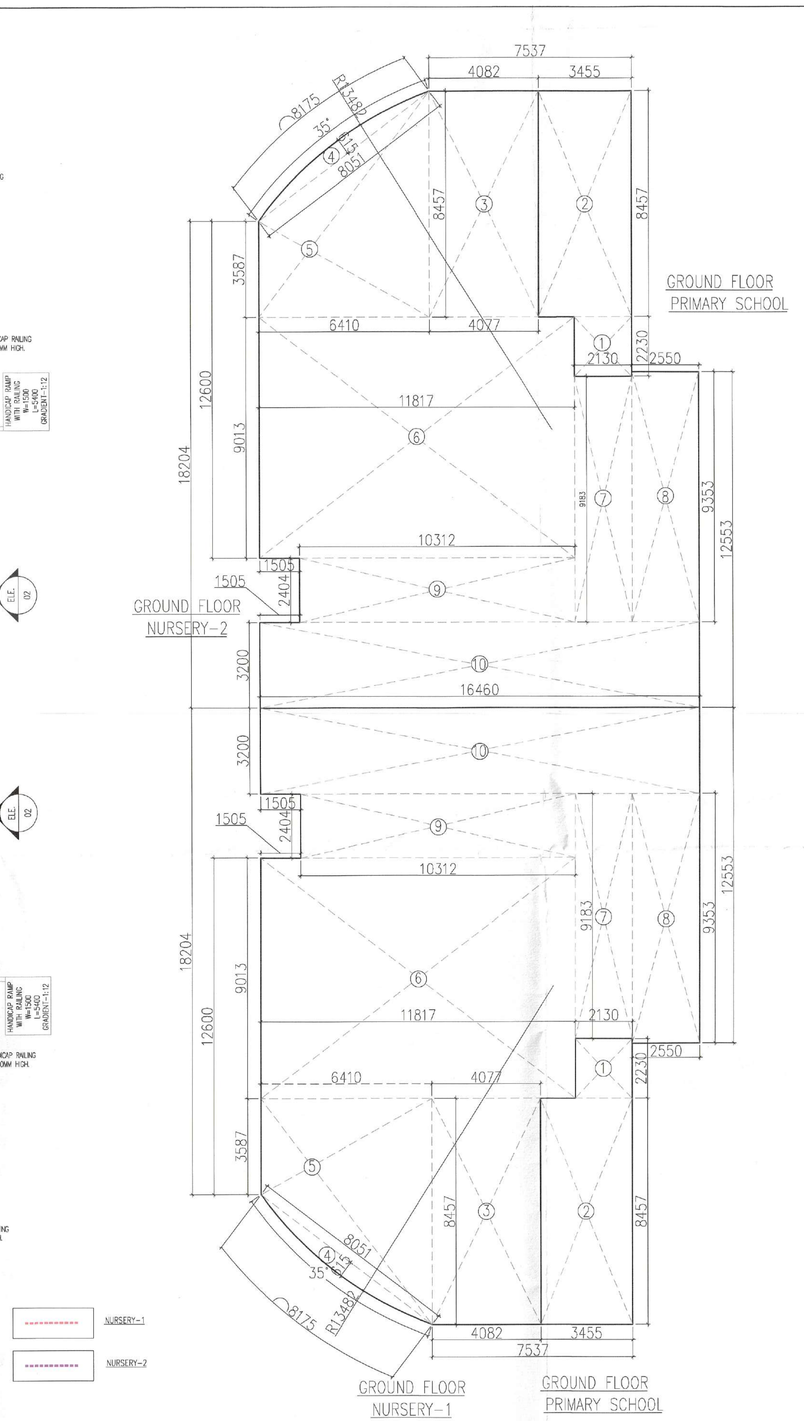
	=	343.073	-	2.535	-	34.438		
GROSS-1	=	305.900						
GROSS-A	-	GROSS-B	-	GROSS-C				

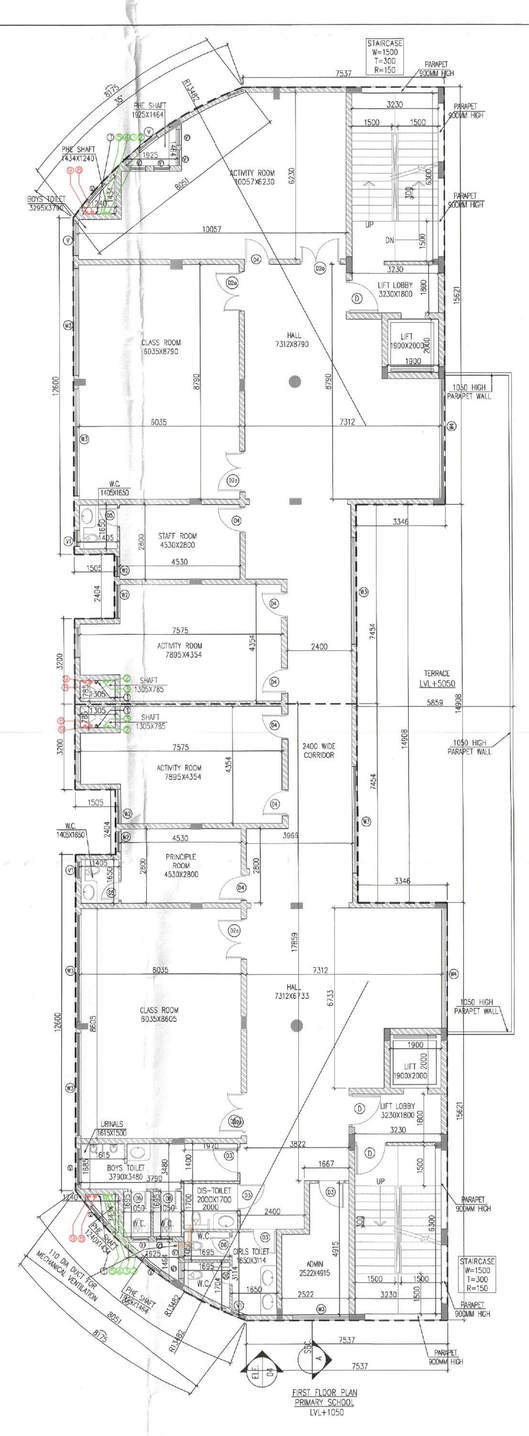
TOTAL BUILTUP AREA OF 12TH FLOOR

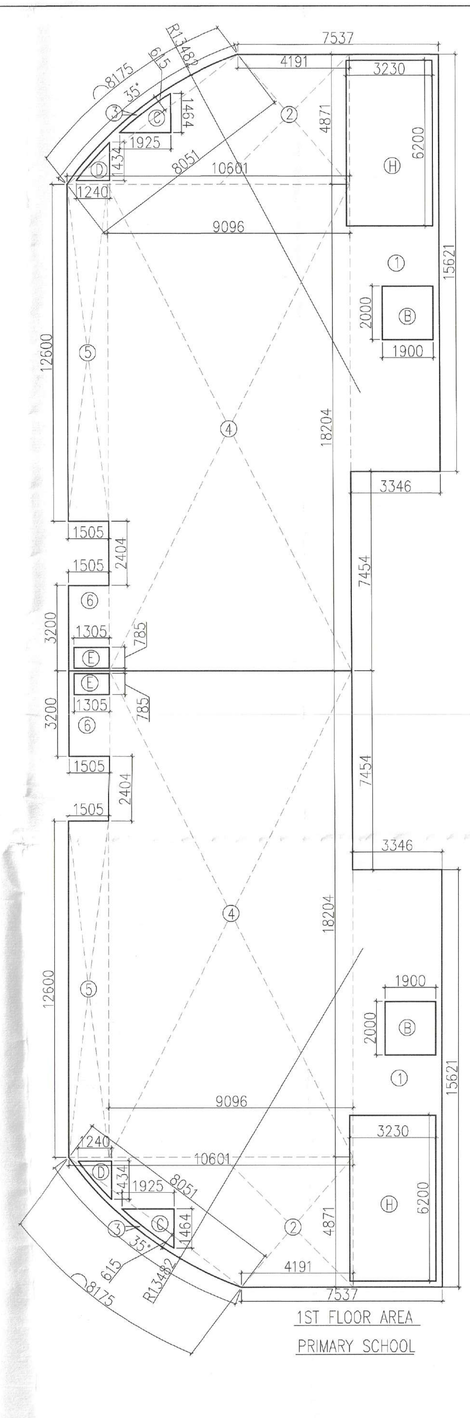
GROSS-2								
9	1	X	3.000	X	2.090	=	6.270	SQM
					TOTAL	=	6.270	SQM

FLOOR								
TOTAL BUILTUP AREA OF 12TH	=	305.900	+	34.638	-	6.270		
	=	GROSS-1	+	GROSS-C	-	GROSS-2		
GROSS-3	=	334.268						









Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

SCHEDULE OF DOORS & WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LEVEL (mm FFL)	LINTEL (mm FFL)
FD	1125x2100	STAIRCASE/LIFT	FIRE DOOR	-	+2100
FD1	1050X2100	FIRE EXIT	FIRE DOOR	+100	+2100
FD2	1050X2100	ELECTRICAL KIOSK SHAFT	FIRE DOOR	+100	+2100
GD	1415x2250	OUT LOBBY	FL. GLAZED DOOR	-	+2250
D1	1125x2100	ROOM ENTRY	PLAIN DOOR	-	+2250
D2	750x2100	TOILET	PLAIN DOOR	-	+2100
SW	1750x1515	ROOM	CASEMENT	-	+2250
W	1750x1515	BALCON	DOOR CUM WINDOW	+1050	+2100
W1	1700x2250	STAIRCASE	AL. GLAZED WINDOW	-	+2250
W2	5280x2250	LIFT MACHINE ROOM	AL. GLAZED WINDOW	+900	+2100
W3	1677x2250	OUT LOBBY	AL. GLAZED WINDOW	+900	+2250
V	1524X600	SHAFT/VENT	AL. GLAZED WINDOW	+1050	+2100
				LEVELS WRT FFL	

LEGENDS:	
1.	UPVC R.W.P. FROM TERRACE
2.	WASTE WATER (GARI PAS) SUPPLY PIPE
3.	FLUSHING WATER (DOWN PASS) PIPE
4.	FLUSHING WATER RISER PIPE
5.	DOMESTIC WATER RISER PIPE
6.	FLOOR TRAP (150X150/100+0)
7.	FLOOR DRAIN (150X75+0)
8.	WASTE PIPE LINE
9.	SOIL PIPE LINE
10.	DOMESTIC WATER SUPPLY
11.	FLUSHING WATER SUPPLY

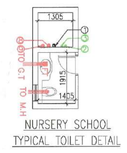
NURSERY SCHOOL 1 & 2

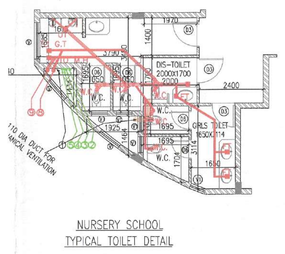
GROSS - A									
3	=	1	X	4.082	X	8.457	=	34.521	SQM
5	=	0.5	X	(3.587+8.457)	X	6.410	=	38.601	SQM
6	=	1	X	11.817	X	9.013	=	106.507	SQM
7	=	1	X	2.130	X	9.183	=	19.560	SQM
8	=	1	X	2.550	X	9.353	=	23.850	SQM
9	=	1	X	10.312	X	2.404	=	24.790	SQM
10	=	1	X	16.460	X	3.200	=	52.672	SQM
						TOTAL	=	300.501	SQM
TOTAL FAR OF NURSERY SCHOOL 1&2					=	GROSS - A	+	GROSS - B	
					=	300.501	+	3.312	
					=	303.813	SQM		

ARC AREA						ADDITIONAL																				
GROSS - B																										
4	=	1	X	3.14	x	13.482	x	13.482	x	35	\	360	-	1	x	13.482	-	0.615	x	8.051	=	3.312	sqm.
																				TOTAL	=	3.312	SQM

PRIMARY SCHOOL GROUND FLOOR FAR

GROSS - A									
1	=	2	X	2.130	X	2.230	=	9.500	SQM
2	=	2	X	3.455	X	8.457	=	58.438	SQM
						TOTAL	=	67.938	SQM
TOTAL FAR PRIMARY SCHOOL					=	GROSS - A			
					=	67.938	SQM		





1	2	3	4
TYPES	FLOORS	NO. OF TYPICAL FLOORS	TOTAL FAR AREA OF ONE TOWER/ BLOCK
NURSERY SCHOOL 1 & 2	GROUND FLOOR	1	303.813
TOTAL			303.813

AREA STATEMENT

NURSERY SCHOOL PLOTS AREA (0.2 ACRES) =809.37 SQM.
PERMISSIBLE F.A.R.@ 150% =1214.055 SQM.
PROPOSED F.A.R. =303.813 SQM. OR 303.813X100/809.37 =37.53%

PERMISSIBLE PARKING AREA@15% OF SITE AREA = 121.41 SQM.
PROPOSED PARKING AREA = 122.580 SQM.

GROUND COVERAGE NURSERY SCHOOL 01 = 303.813 SQM.
GROUND COVERAGE NURSERY SCHOOL02 = 303.813 SQM.
GROUND COVERAGE PRIMARY SCHOOL = 67.938 SQM.
TOTAL GROUND COVERAGE = 675.564 SQM.

1st FLOOR OF PRIMARYY SCHOOL

GROSS - A									
1	=	1	X	15.621	X	3.346	2	=	104.536 SQM
2	=	0.5	X	(4.191+10.601)	X	4.871	2	=	72.052 SQM
4	=	1	X	18.204	X	9.096	2	=	331.167 SQM
5	=	1	X	12.600	X	1.505	2	=	37.926 SQM
6	=	1	X	3.200	X	1.505	2	=	9.632 SQM
						TOTAL		=	555.313 SQM

ARC AREA						ADDITIONAL																				
GROSS - B																										
3	=	2	X	3.14	x	13.482	x	13.482	x	35	\	360	-	1	x	13.482	-	0.615	x	8.051	=	6.624	sqm.
																				TOTAL	=	6.624	SQM

DEDUCTION									
GROSS - C									
B	=	1	X	1.900	X	2.000	2	=	7.600 SQM
C	=	0.5	X	1.464	X	1.925	2	=	2.818 SQM
D	=	0.5	X	1.434	X	1.240	2	=	1.778 SQM
E	=	1	X	1.305	X	0.785	2	=	2.049 SQM
						TOTAL		=	14.245 SQM

DEDUCTION (STAIRCASE)									
GROSS - D									
H	=	2	X	3.230	X	5.200	=	40.052	SQM
						TOTAL	=	40.052	SQM

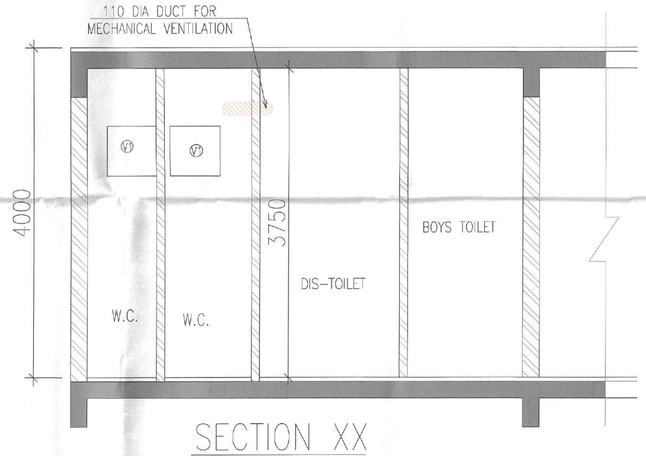
TOTAL FAR 1st FLOOR PRIMARY SCHOOL	=	GROSS - A	+	GROSS - B	-	GROSS - C	-	GROSS - D
	=	555.313	+	6.624	-	14.245	-	40.052
	=	507.640	SQM					

TYPES	FLOORS	NO. OF TYPICAL FLOORS	TOTAL FAR AREA OF ONE TOWER/ BLOCK
PRIMARY SCHOOL	GROUND FLOOR	1	67.938
PRIMARY SCHOOL	1ST FLOOR	1	507.640
PRIMARY SCHOOL	2ND FLOOR	1	197.036
TOTAL			772.614

AREA STATEMENT

PRIMARY SCHOOL PLOTS AREA (0.5 ACRES) =2023.425 SQM.
PERMISSIBLE F.A.R.@ 150% =3035.137 SQM.
PROPOSED F.A.R. =772.614 SQM. OR 772.614X100/2023.425 =38.18%

PERMISSIBLE PARKING AREA@15% OF SITE AREA = 303.5131 SQM.
PROPOSED PARKING AREA = 306.334 SQM.



SECTION XX

Mechanical Ventilation Calculation for Disabled toilet

Tower-16-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	In (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Mechanical Ventilation Calculation for disabled toilet											
1.1	ENTRANCE TOILET	2	1.75	3.50	37.73	3.75	12.30	464	93	18*100 CFM, Inline Fan	300x250x150	110 (OD)

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

B.T.P (HQ) Member Secretary B.P.A.C. | S.T.P (HQ) Member B.P.A.C. | C.T.P (NR) Chairman B.P.A.C.

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 20143 Dt. 23/07/2024

Superintending Engineer (HQ) Executive Engineer-I Distt. Panchkula

DTP (HQ) | AD | PA | ATP | ATP(HQ) | JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N (NORTH)

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS ARMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

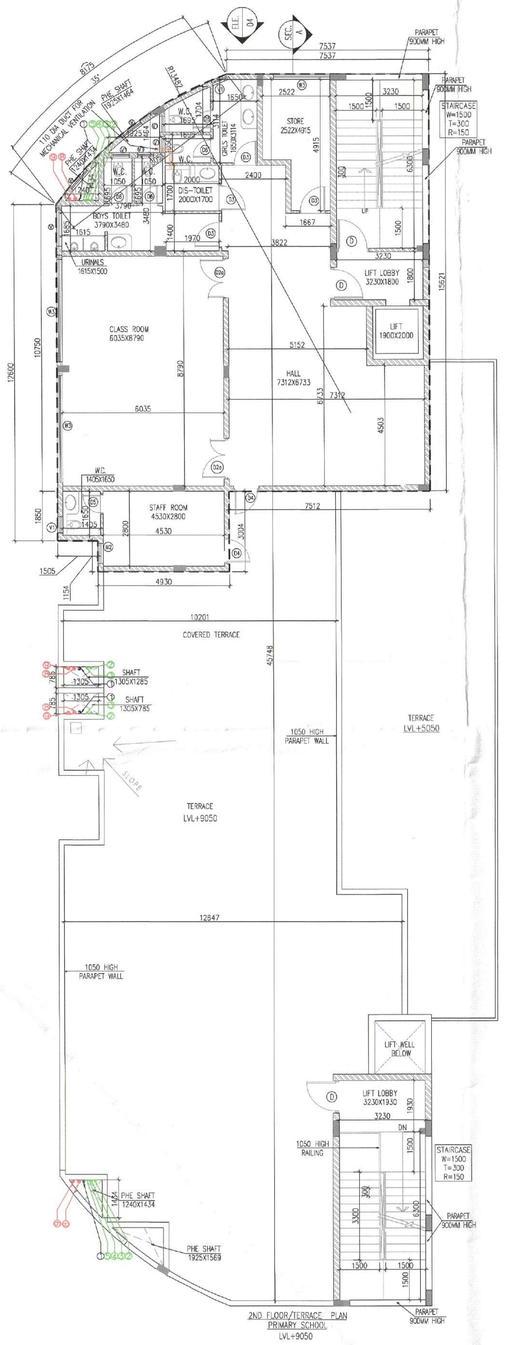
ARCHITECT'S SEAL & SIGNATURE

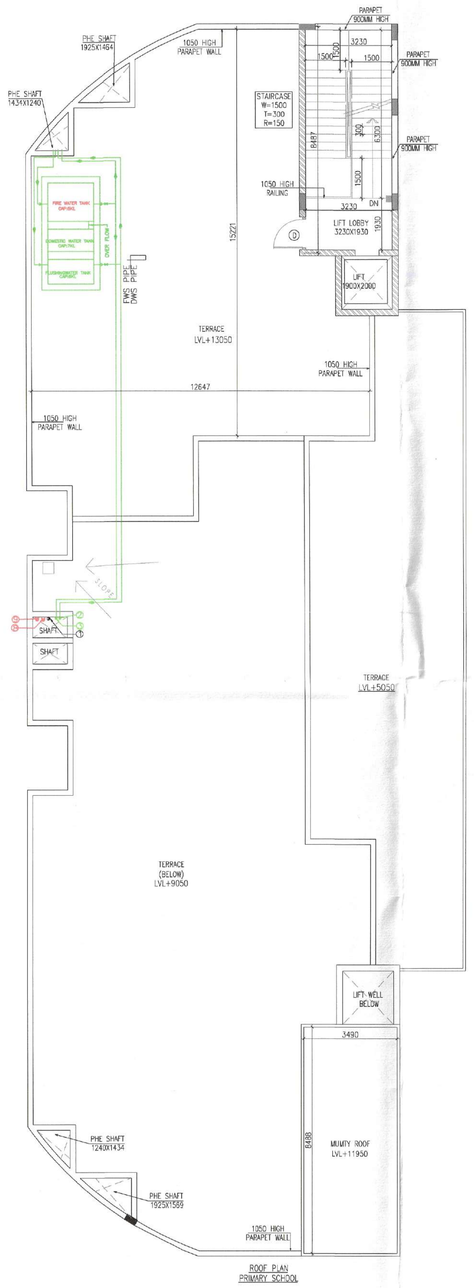
Ar. Ravinder Kumar
CA/2012/55971

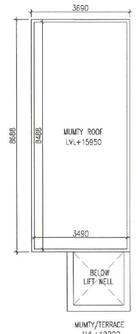
APRIL.-2024. | Scale : 1:100

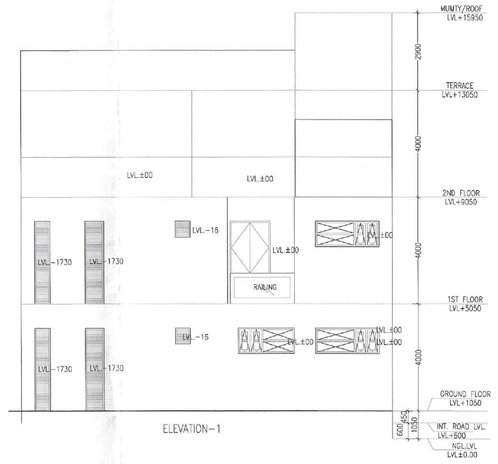
Drawing Title:- GROUND,1ST FLOOR PLAN & AREA CALCULATION (NURSERY SCHOOL 1, 2 & PRIMARY SCHOOL)

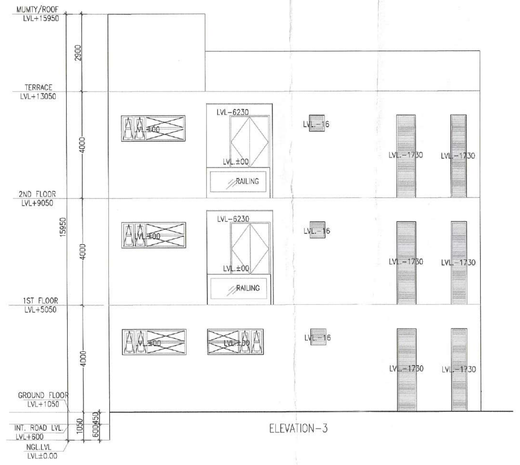
Drawing No:- NS-01

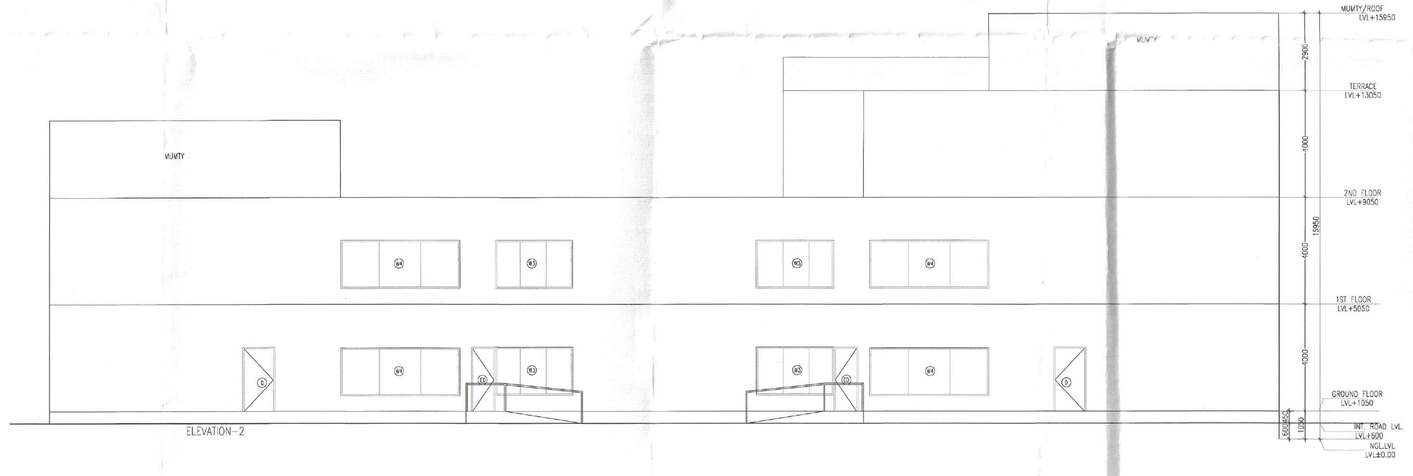


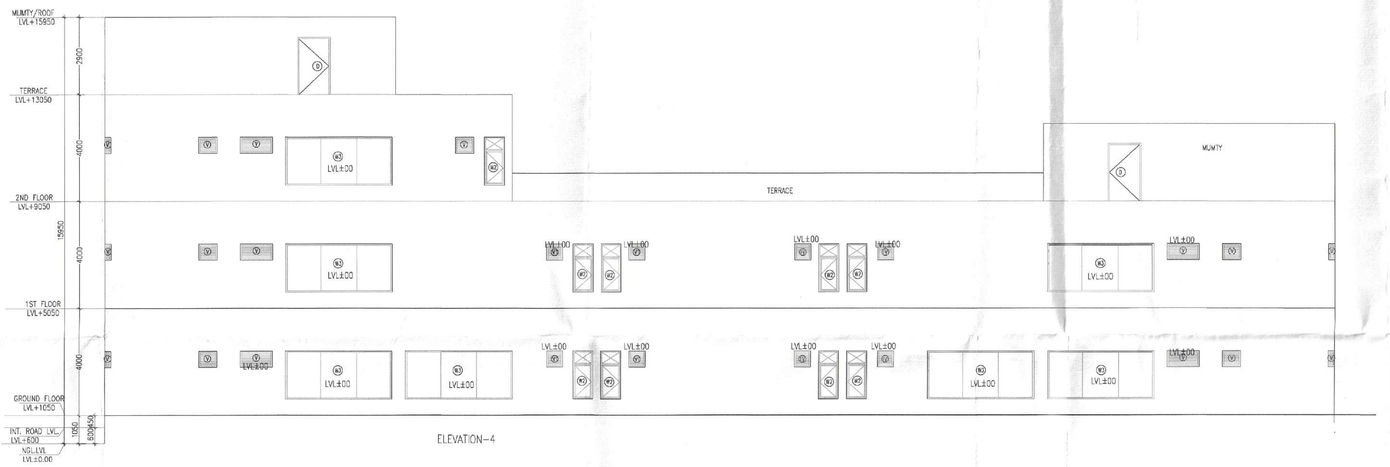


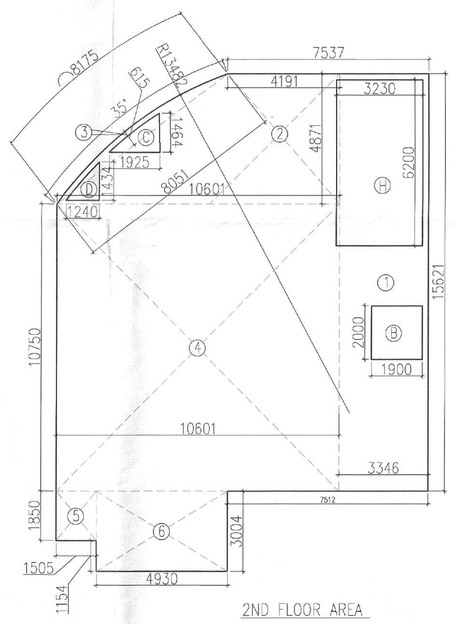


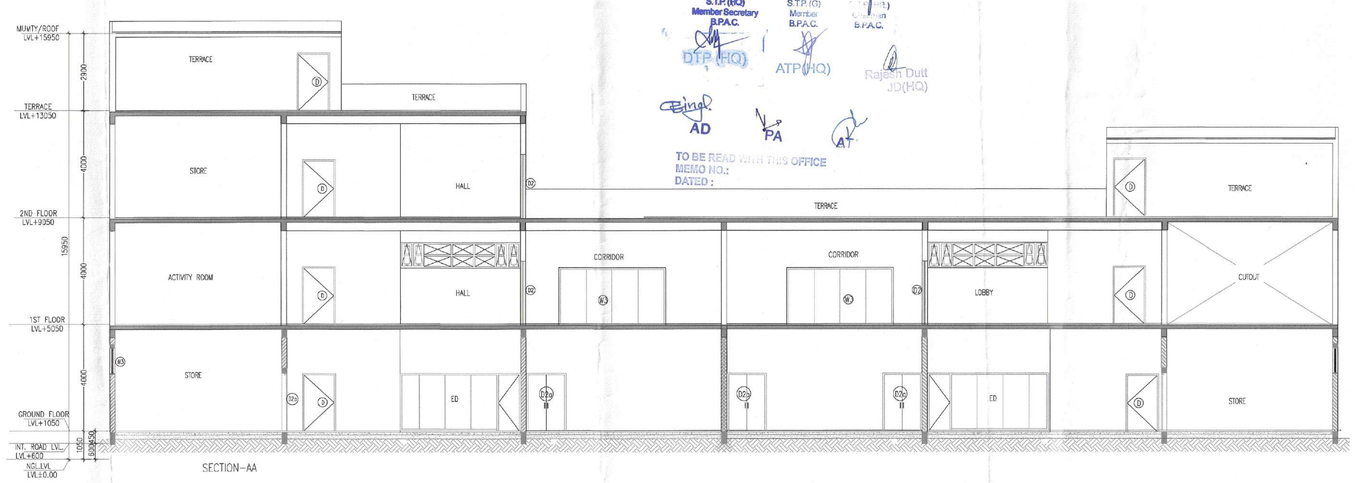












2ND FLOOR OF PRIMARYY SCHOOL									
GROSS - A									
1	=	1	X	15.621	X	3.346	=	52.268	SQM
2	=	0.5	X	(4.191+10.601)	X	4.871	=	36.026	SQM
4	=	1	X	10.601	X	10,750	=	113.961	SQM
5	=	1	X	1.505	X	1.850	=	2.784	SQM
6	=	1	X	4.930	X	3.004	=	14.810	SQM
						TOTAL	=	219.849	SQM

ARC AREA		ADDITIONAL																													
GROSS - B																															
3	=	1	X	3.14	x	13.482	x	13.482	x	35	\	360	-	1	x	13.482	-	0.615	x	8.051	=	3.312	sqm.
																				TOTAL	=	3.312	SQM								

DEDUCTION									
GROSS – C									
B	=	1	X	1.900	X	2.000	=	3.800	SQM
C	=	0.5	X	1.464	X	1.925	=	1.409	SQM
D	=	0.5	X	1.434	X	1.240	=	0.889	SQM
						TOTAL	=	6.098	SQM

DEDUCTION (STAIRCASE)									
GROSS – D									
H	=	1	X	3.230	X	6.200	=	20.026	SQM
						TOTAL	=	20.026	SQM

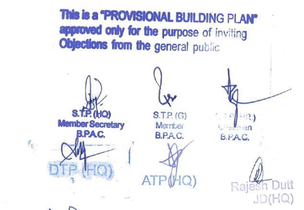
TOTAL FAR 2ND FLOOR PRIMARY SCHOOL	=	GROSS - A	+	GROSS - B	-	GROSS – C	-	GROSS – D
	=	219.849	+	3.312	-	6.098	-	20.026
	=	197.036	SQM					

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	No. (UNITS) FROM FFL	FROM RTL
D	750x2100	STAIRCASE/LIFT	FIRE DOOR	+	+2100
ED1	800x2000	PHE SHAFT	FIRE DOOR	+100	+2100
ED2	750x2100	ELECTRICAL/LIFT SHAFT	FIRE DOOR	+100	+2100
ED	1475x2390	ENTRANCE LOBBY	AL. GLAZED DOOR	+	+2375
D	750x2100	ROOM ENTRY	FLUSH DOOR	+	+2100
SD	750x2100	TOILET	FLUSH DOOR	+	+2100
PA	750x2100	DOOR		+	+2100
W	750x2100	WATER CLOSET	DOOR CUM WINDOW	+1200	+2100
W	1500x1200	STAIRCASE	AL. GLAZED WINDOW	+	+2100
W3	1500x1200	LIFT MACHINE ROOM	AL. GLAZED WINDOW	+900	+2100
W3	1425x1200	ENTRANCE LOBBY	AL. GLAZED WINDOW	+900	+2100
V	600x900	VENTILATOR	AL. GLAZED WINDOW	+1200	+2100
					12 NOS ARE (FF)

1.	LAPHC R.W.P. FROM TERRACE
2.	DOMESTIC WATER WORK SHD SUPPLY PIPE
3.	FLUSHING WATER DOWN TAKE PIPE
4.	FLUSHING WATER INLETS PIPE
5.	DOMESTIC WATER INLETS PIPE
6.	FLOOR TRAP (150X150)/(100mmø)
7.	FLOOR GRAHA (150X75mm)
8.	WASTE PIPE LINE
9.	SOIL PIPE LINE
10.	DOMESTIC WATER SUPPLY
11.	FLUSHING WATER SUPPLY



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3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

N
NORTH

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OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

Checked and found ok for Public Health (Internal) Service only subject to comments in
In forwarding letter No. 2612 dt. 23/7/24

APRIL,-2024 Scale 1:100

Drawing Title: 2ND FLOOR PLAN, AREA CALCULATION & ELEVATION-1, 2, 3, 4, & SECTION-A-A (NURSERY SCHOOL 1, 2 & PRIMARY SCHOOL)

Drawing No.: NS-02

TABLE 11 - REVISED AND PROPOSED SURFACE PARKING PH-1								
GROSS – A								
PR1	1	X	27.500	X	11.500	=	316.250	SQM
PR1a	1	X	25.000	X	11.500	=	287.500	SQM
PR1b	1	X	22.500	X	11.500	=	258.750	SQM
PR2	1	X	42.500	X	11.500	=	488.750	SQM
PR3	1	X	12.500	X	11.500	=	143.750	SQM
PR3a	1	X	22.500	X	11.500	=	258.750	SQM
PR3b	1	X	12.500	X	11.500	=	143.750	SQM
PR4	1	X	17.800	X	11.500	=	205.850	SQM
PR5	1	X	17.435	X	11.500	=	201.183	SQM
PR6	1	X	22.500	X	11.500	=	258.750	SQM
PR7	1	X	25.500	X	11.500	=	293.250	SQM
PR8	1	X	17.260	X	11.500	=	198.490	SQM
PR9	1	X	80.000	X	11.500	=	920.000	SQM
					TOTAL	=	3975.033	SQM
TOTAL SURFACE PARKING AREA				=	GROSS – A			
				=	3975.033			
SURFACE PARKING CAPACITY				=	2975.033		23	
				=	172.828	SAY	173	CARS
SURFACE PARKING PROVIDED				=	143	CARS		

800 M TOD LINE (TRANSITION ZONE)

300 MTS

500 M TOD LINE (INTENSE ZONE)

500 MTS.

150 M NPR

PHASE-1

ALREADY SANCTIONED VIDE MEMO NO.-ZP-1629/PA(DK)/2022/32388 DATED 26-10-2022 & APPROVED FIRE SCHEME VIDE MEMO NO. -FS/2023/179 DATED 14-02-2023

PHASE-1

REVISED / PROPOSED NURSERY & PRIMARY SCHOOL

PHASE-2

PROPOSED BUILDING PLANS TOWER 16 & 17

PHASE-3

PROPOSED BUILDING PLANS TOWER 10,11 & 12 CONVENIENT SHOPPING

PHASE-4

PROPOSED BUILDING PLANS EWS & FUTURE EXPANSION

PHASE-1

PHASE-2

PHASE-3

PHASE-4

FUTURE DEVELOPMENT

NURSERY & PRIMARY SCHOOL

SCHOOL PARKING AREA

EWS

LEVEL + 600

LEVEL + 0.00

24M WIDE ROAD

ENTRY/EXIT

8MT WIDE SLIDING GATE (ENTRY / EXIT)

1.50 M WIDE GREEN BUFFER

ZONING SETBACK LINE

PLOT LINE

BOUNDARY WALL 1.8MT HIGH

OPEN TO SKY STAIRCASE

NO BASEMENT BELOW

BASEMENT LINE PHASE 1

BASEMENT LINE PHASE 2

HIGH TENSION LINE - 66KV

PARKING CALCULATION

SURFACE PARKING CALCULATION FOR PHASE-1 & 2								
GROSS – A								
PR2	1	X	70.000	X	11.500	=	350.500	SQM
PR8	1	X	107.870	X	11.500	=	1240.505	SQM
					TOTAL	=	3604.999	SQM
TOTAL SURFACE PARKING AREA				=	GROSS – A			
				=	3604.999			
SURFACE PARKING CAPACITY				=	3604.999		23	
				=	156.661	SAY	156	ECS
SURFACE PARKING PROVIDED				=	81	CARS		

LEGEND SEWER :-	
SEWERAGE LINE	
STP OVER FLOW BY PASS LINE	
SEWER MANHOLE	

LEGEND DRAINAGE :-	
	HSVP/DMADA DRAINAGE LINE
	STORM LINE
	MANHOLE
GL	GROUND LEVEL
IL	INVERT LEVEL
RWH	RAIN WATER HARVESTING

LEGEND WATER LINE	
SYMBOL	DESCRIPTION
	DOM.WATER LINE, MUNICIPAL CORPORATION
	VALVE
	IRRIGATION WATER LINE
	GARDEN HYDRANT
	DOMESTIC WATER LINE
	FLUSHING WATER LINE
	AIR RELEASE VALVE
	LATERAL ISOLATION VALVE
	HORD 15 SPRINKLER

PARKING CALCULATION (EWS)

SURFACE PARKING CALCULATION (EWS)								
GROSS – A								
PR3	1	X	82.500	X	12.100	=	331.292	SQM
PR4	1	X	82.500	X	12.100	=	998.250	SQM
PR5	1	X	82.500	X	12.100	=	998.250	SQM
PR6	1	X	14.160	X	12.100	=	171.360	SQM
					TOTAL	=	2496.852	SQM
TOTAL SURFACE PARKING AREA				=	GROSS – A			
				=	2496.852			
SURFACE PARKING CAPACITY				=	2496.852		20	
				=	80.580	SAY	81	CARS
SURFACE PARKING PROVIDED				=	87	CARS		

TYPICAL FIRE TENDER PATH TURNING RADIUS

TYPICAL DETAIL OF RAIN WATER HARVESTING PIT

STP CAPACITY :-
ALREADY APPROVED IN PH-1 = 770 KLD
PROPOSED IN PHASE PH-1, 2 = 717 KLD
TOTAL STP CAPACITY = 1487 KLD

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (69% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS ARMID DEVELOPERS LTD.)

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (O) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP(HQ)

Checked and found ok for Public Health Services only subject to compliance of various NOCs. 23/1/24

OWNER'S SEAL & SIGN

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE - 2024. | Scale : 1:500

Drawing Title :-

SITE PLAN SERVICES PLAN

Drawing No :-

ST-02

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

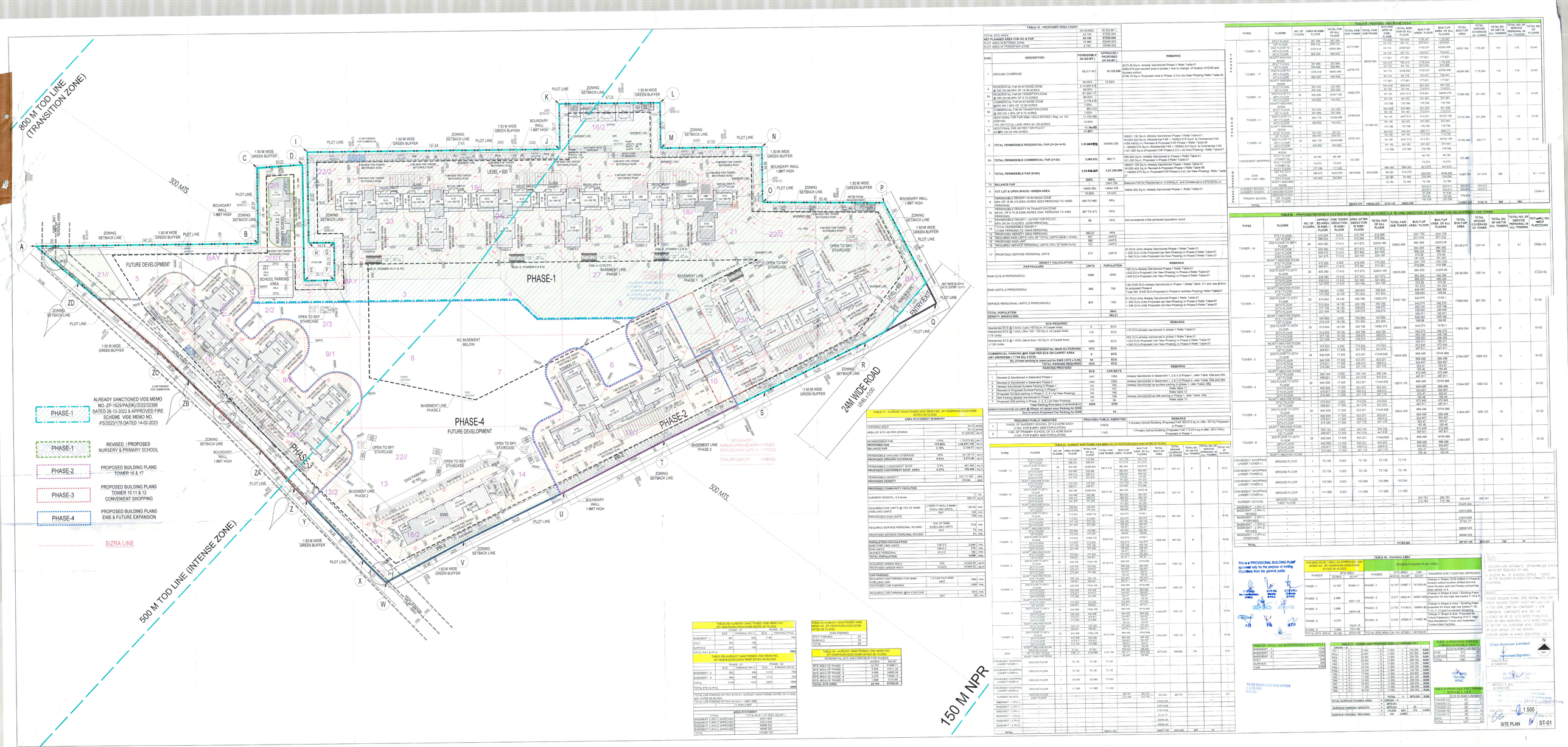


TABLE-10 - PROPOSED AREA CHART		
TOTAL SITE AREA	(IN ACRES)	(IN SQ.MT.)
NET PLOT AREA AFTER 12% ROAD WIDENING	24.100	97529.065
PLOT AREA IN RETENTION ZONE	15.380	62240.553
PLOT AREA IN TRANSITION ZONE	8.720	35288.532

S.NO.	DESCRIPTION	PERMISSIBLE (IN SQ.MT.)	APPROVED / PROPOSED (IN SQ.MT.)	REMARKS
1	GROUND COVERAGE	58,517.461	15,132.299	9273.48 Sq.m. Already Sanctioned Phase-1 Refer Table-01 4594.075 sqm proposed area in phase-1 due to change of location of EWS and Addl.Toilet 5738.19 Sq.m. Proposed Area in Phase -2,3,4 (As/ New Phasing) Refer Table-02
		60.00%	15.52%	
2	RESIDENTIAL FAR IN ATTENSE ZONE @ 350 DH, 1.00% OF 15.38 ACRES	2,11,863.518		
2A	RESIDENTIAL FAR IN TRANSITION ZONE @ 350 DH, 1.00% OF 8.72 ACRES	87,334.131		
3	COMMERCIAL FAR IN ATTENSE ZONE @350 DH 1.00% OF 15.38 ACRES	99.00% 2,179.419 1.00%		
3A	COMMERCIAL FAR IN TRANSITION ZONE @ 350 DH 1.00% OF 8.72 ACRES	882.213 1.00%		
4	ADDITIONAL FAR IN BASIC GOLD RATING (Reg. no- GH 2000163	11,703.490 12.00%		
5	17% OF TOTAL LAND AREA 24.100 ACRES	42.**54.05**		
6	ADDITIONAL FAR AS PER TOR POLICY 43.25%	43.**29%**		
6	**TOTAL PERMISSIBLE RESIDENTIAL FAR (3+3A+4+5)**	**3,35,**~~849.613~~	3556460.289	168551.132 Sq.m. Already Sanctioned Phase-1 Refer Table-01. 161263.424 Sq.m. (Residential FAR = 160902.979 Sq.m. & Commercial FAR = 360.445 Sq.m.) Revised & Proposed in Phase-1 Refer Table-07 + 196080.575 Sq.m. (Residential FAR = 195942.310 Sq.m. & Commercial FAR = 121.265 Sq.m.)Proposed FAR Phase-2,3 & (As/ New Phasing) Refer Table-07
6A	**TOTAL PERMISSIBLE COMMERCIAL FAR (3+3A)**	**3,060.632**	480.71	559.445 Sq.m. Already Sanctioned Phase-1 Refer Table-01 121.265 Sq.m. Proposed in Phase-1 Refer Table-07
7	**TOTAL PERMISSIBLE FAR (6+6A)**	**3,**~~59,910.245~~ **245**	**3,57,326.999**	168551.132 Sq.m. Already Sanctioned Phase-1 Refer Table-01 161263.424 Sq.m. Revised & Proposed Phase-1 Refer Table-06 + 196080.575 Sq.m. Proposed FAR Phase-2,3& (As/ New Phasing) Refer Table-07
7A	**BALANCE FAR**	**359%**	**356%**	
8	TOT LOT & OPEN SPACE / GREEN AREA	14629.383	2593.798 14644.330	Balance FAR for Residential is 13.834Sq.m. and commercial is 2579.9205Sq.m
9	PERMISSIBLE DENSITY IN ATTENSE ZONE @ 50% OF 15.38 (1DU/200 ACRES (2023 PERSONS)	640 DU 960 PPA		
10	PERMISSIBLE DENSITY IN TRANSITION ZONE @ 50% OF 8.72 (1DU/200 ACRES (924 PERSONS)	387 DU 472 PPA		
11	PERMISSIBLE DENSITY, AS PER TOR POLICY, 95% ON 24.10 ACRES. (2290 PERSONS)	95 PPA		Not considered in the achieved population count
12	TOTAL PERMISSIBLE DENSITY (11384 PERSONS) TO 15562 PERSONS			
13	**TOTAL RESIDENTIAL UNITS**	**362.31**	**PPA**	
14	**REQUIRED EWS UNITS (10% OF TOTAL UNITS (MAIN + EWS)**	20	UNITS	
15	PROPOSED EWS UNIT	380	UNITS	
16	REQUIRED SERVICE PERSONAL UNITS (10% OF MAIN DUS)	132	UNITS	
17	PROPOSED SERVICE PERSONAL UNITS	675	UNITS	91 DU's Units Already Sanctioned Phase-1 Refer Table-01 + 232 DU's Units Proposed (As/ New Phasing) in Phase-2 Refer Table-07 + 348 DU's Units Proposed (As/ New Phasing) in Phase-3 Refer Table-07

DENSITY CALCULATION			
PARTICULARS	UNITS	POPULATION	
MAIN DU'S (5 PERSON/DU)	1308	6540	728 DU's Already Sanctioned Phase-1 Refer Table-01 +232 DU's Proposed (As/ New Phasing) in Phase-2 Refer Table-07 +348 DU's Proposed (As/ New Phasing) in Phase-3 Refer Table-07
EWS UNITS (2 PERSON/DU)	380	760	138 EWS DU's Already Sanctioned in Phase 1 (Refer Table- 01) are now shifted in proposed Phase-3 Total 380 EWS DU's Proposed in Phase-4 (As/New Phasing) Refer Table-07
SERVICE PERSONNAL UNITS (2 PERSON/DU)	671	1342	91 DU's Units Already Sanctioned Phase-1 Refer Table-01 + 232 DU's Units Proposed (As/ New Phasing) in Phase-2 Refer Table-07 + 348 DU's Units Proposed (As/ New Phasing) in Phase-3 Refer Table-07
TOTAL POPULATION		**8642**	
DENSITY (8642/23.689)		**362.21**	

ECS REQUIRED			
			REMARKS
Residential ECS @ 0.5 DU (Upto 100 Sq.m. of Carpet Area)	0	ECS	
Residential ECS @ 1.0 DU (More than 100 Sq.m. upto 150 Sq.m. of Carpet Area) (178 Units)	178	ECS	178 DU's already sanctioned in phase-1 Refer Table-01
Residential ECS @ 1.5DU (More than 150 Sq.m. of Carpet Area) (1130 Units)	1695	ECS	550 DU's already sanctioned in phase-1 Refer Table-01 + 232 DU's Proposed (As/ New Phasing) in Phase-2 Refer Table-07 +348 DU's Proposed (As/ New Phasing) in Phase-3 Refer Table-07
RESIDENTIAL MAIN DU PARKING	**1873**	**ECS**	
COMMERCIAL PARKING @50 SQM PER ECS ON CARPET AREA (387.28x50/SQM = 7.748 Say 8 ECS)	**8**	**ECS**	
5% of total parking is reserved for EWS (1873 x 0.05)	94	ECS	
TOTAL PARKING REQUIRED	**1975**	**ECS**	

PARKING PROVIDED			
	ECS	CAR BAYS	REMARKS
1 Revised & Sanctioned in Basement Phase-1	2407	1592	Already Sanctioned in Basement 1, 2 & 3 of Phase-1, refer Table -05a and 05b
2 Revised & Sanctioned in Basement Phase-2	1066	2552	Already Sanctioned in Basement 1 & 2 of Phase-2, refer Table -05a and 05b
3 Already Sanctioned Surface Parking in Phase 1	225	143	Already Sanctioned as surface parking in phase-1, refer Table -05a
4 Revised & Proposed Surface Parking in Phase 1	175	1331	Refer table-12
5 Proposed Surface parking in Phase 2, 3, 4 (As/ New Phasing)	196	196	Refer table-13
6 Stilt Parking already Sanctioned in Phase-1	0	0	Already Sanctioned as stilt parking in Phase-1 refer Table -05a
7 Proposed Stilt parking in Phase 2, 3, 4 (As/ New) Phasing	94	94	Refer table 13
TOTAL PARKING PROVIDED (1+2+3+4+5+6+7)	**6659**	**4399**	
Out of which Proposed Car Parking for EWS		94	

PROVIDED PUBLIC AMENITIES			
	REQUIRED PUBLIC AMENITIES	PROVIDED PUBLIC AMENITIES	REMARKS
1	2 NOS. OF NURSERY SCHOOL OF 0.2 ACRE EACH (1 NO. FOR EVERY 2500 POPULATION)	3 NOS	3 Nursery School Building (Proposed area 833.913 sq.m.) (Min. 25 %(3 Proposed + 1 Revised)
2	1 NO. OF PRIMARY SCHOOL OF 0.5 ACRE EACH (1 NO. FOR EVERY 5000 POPULATION)	1 NO.	1 Primary School Building (Proposed FAR 772.614 sq.m (Min. 25% FAR)) Proposed in Phase-1

TABLE-11 - ALREADY SANCTIONED VIDE MEMO NO. ZP-1629/PA(DK)/2022/32388 DATED 26.10.2022											
TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR ONE TOWER	BUILT-UP AREA OF ALL FLOORS	TOTAL GROUND COVERAGE	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 14	STILT FLOOR	1	877.019	877.019	29126.317	1291.44	91	91	G+32	
	1ST FLOOR	1	877.019	877.019						
	2ND FLOOR TO 29TH FLOOR	28	835.980	23405.84						
	30TH FLOOR	1	835.980	835.980						
	31ST FLOOR	1	539.310	539.310						
	32ND FLOOR	1	341.378	341.378						
	MUMTY MACHINE ROOM	1	435.935	435.935						
	TOTAL	35	599.971	599.971						
TOWER -15	STILT FLOOR	1	877.019	877.019	29126.294	1291.44	91	91	G+32	
	1ST FLOOR	1	835.980	835.980						
	2ND FLOOR TO 29TH FLOOR	28	835.980	23405.84						
	30TH FLOOR	1	835.980	835.980						
	31ST FLOOR	1	539.310	539.310						
	32ND FLOOR	1	341.378	341.378						
	MUMTY MACHINE ROOM	1	435.935	435.935						
	TOTAL	35	599.971	599.971						
TOWER - 1	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19804.556	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
TOWER - 2	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19804.556	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
TOWER - 3	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19804.556	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
TOWER - 4	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19870.178	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
TOWER - 5	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19804.556	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
TOWER - 6	STILT FLOOR	1	541.140	0.000	541.140	541.140	91	91	G+32	
	1ST FLOOR	1	458.821	17.305	441.516	441.516				
	2ND FLOOR TO 28TH FLOOR	28	640.506	17.305	623.201	17440.628	19870.178	696.496	16745.885	21844.897	1009.123
	29TH FLOOR	1	640.506	17.305	623.201	623.201		696.496	696.496		
	30TH FLOOR	1	479.857	17.305	462.552	462.552		504.807	504.807		
	31ST FLOOR	1	274.480	17.305	257.175	257.175		303.47	303.47		
	MUMTY MACHINE ROOM	1	180.48	0.000	180.48	180.48		180.48	180.48		
	TOTAL	33	572.945	0.000	572.945	572.945		487.811	487.811		
CONVENIENT SHOPPING (UNDER TOWER-10)	GROUND FLOOR	1	72.136	0.000	72.136	72.136	72.136	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-11)	GROUND FLOOR	1	103.584	0.000	103.584	103.584	103.584	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-4)	GROUND FLOOR	1	111.585	0.000	111.585	111.585	111.585	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	-	-	-	-	-	282.781	282.781	494.645	282.781	-	G+1
	FIRST FLOOR	-	-	-	-	-	212.164	212.164				
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	-	32225.264	-	-	-
BASEMENT - 2 (PH-1) REVISED	-	-	-	-	-	-	-	-	31874.838	-	-	-
BASEMENT - 1 (PH-2) PROPOSED	-	-	-	-	-	-	-	-	37191.77	-	-	-
BASEMENT - 2 (PH-2) REVISED	-	-	-	-	-	-	-	-	36698.528	-	-	-
BASEMENT - 3 (PH-2) PROPOSED	-	-	-	-	-	-	-	-	36698.528	-	-	-
TOTAL									301283.424	3874.97.138	8974.857	728	91	

TABLE-11a - PROPOSED AREA IN PHASE 1 & 2											
TYPES	FLOORS	NO. OF FLOORS	AREA IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR ONE TOWER	BUILT-UP AREA OF ALL FLOORS	TOTAL GROUND COVERAGE	TOTAL NO. OF UNIT IN ALL TOWERS	TOTAL NO. OF SERVICE PERSONAL IN ALL TOWERS	TOTAL NO. OF FLOORS
TOWER - 16	STILT FLOOR	1	791.376	791.376	29126.294	1178.257	48357.394	1179.207	116	116	G+40
	1ST FLOOR	1	836.722	836.722		1210.421					
	2ND FLOOR TO 39TH FLOOR	38	1076.418	40903.884		43340.406					
	40TH FLOOR	1	665.926	665.926		730.047					
	MUMTY MACHINE ROOM	1	397.999	397.999		435.996					
	TOTAL	42	1076.418	43903.884	42776.770	46916.866					
TOWER - 17	STILT FLOOR	1	791.376	791.376	29126.294	1178.257	48357.394	1179.207	116	116	G+40
	1ST FLOOR	1	836.722	836.722		1210.421					
	2ND FLOOR TO 39TH FLOOR	38	1076.418	40903.884		43340.406					
	40TH FLOOR	1	665.926	665.926		730.047					
	MUMTY MACHINE ROOM	1	397.999	397.999		435.996					
	TOTAL	42	1076.418	43903.884	42776.770	46916.866					
TOWER - 18	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER -19	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER - 20	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER - 21	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER - 22	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER - 23	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
TOWER - 24	STILT FLOOR	1	341.429	341.429	33880.578	647.869	37286.982	591.345	116	116	G+40
	1ST FLOOR	1	647.869	647.869		714.014					
	2ND FLOOR TO 39TH FLOOR	38	892.836	33907.788		37341.196					
	40TH FLOOR	1	557.897	557.897		614.574					
	MUMTY MACHINE ROOM	1	329.960	329.960		363.581					
	TOTAL	42	892.836	35247.198		39680.214					
CONVENIENT SHOPPING (UNDER TOWER-16)	GROUND FLOOR	1	72.136	72.136	72.136	72.136	72.136	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-17)	GROUND FLOOR	1	72.136	72.136	72.136	72.136	72.136	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-18)	GROUND FLOOR	1	103.584	103.584	103.584	103.584	103.584	-	-	-	-
CONVENIENT SHOPPING (UNDER TOWER-19)	GROUND FLOOR	1	111.585	111.585	111.585	111.585	111.585	-	-	-	-
NURSERY SCHOOL	GROUND FLOOR	-	-	-	-	-	282.781	282.781	494.645	282.781	-	G+1
	FIRST FLOOR	-	-	-	-	-	212.164	212.164				
BASEMENT - 1 (PH-1)	-	-	-	-	-	-	-	-	32225.264	-	-	-
BASEMENT - 2 (PH-1) REVISED	-	-	-	-	-	-	-	-	31874.838	-	-	-
BASEMENT - 1 (PH-2) PROPOSED	-	-	-	-	-	-	-	-	37191.77	-	-	-
BASEMENT - 2 (PH-2) REVISED	-	-	-	-	-	-	-	-	36698.528	-	-	-
BASEMENT - 3 (PH-2) PROPOSED	-	-	-	-	-	-	-	-	36698.528	-	-	-
TOTAL						1613825.424				3874.97.138	8974.857	728	91	

TABLE-11b - PROPOSED REVISION IN EXISTING SANCTIONED AREA ON ACCOUNT OF FIRE TOWER AND RELOCATION OF EWS TOWER											
TYPES	FLOORS	NO. OF FLOORS	APPROV ED AREA IN SQM./ FLOOR	FIRE TOWER DEDUCTION IN SQM.	AREA AFTER DEDUCTION IN SQM./ FLOOR	TOTAL FAR OF ALL FLOOR	TOTAL FAR ONE TOWER	BUILT-UP AREA OF ALL FLOORS	BUILT-UP AREA OF ALL FLOORS (EXIST.)	TOTAL BUILT-UP AREA	TOTAL GROUND COVERAGE OF TOWER
TOWER - 14	STILT FLOOR	1	418.598	418.598	418.598	1241.725	29126.317	1241.725			
	1ST FLOOR	1	822.127	17.410	804.717	877.019		877.019			
	2ND FLOOR TO 29TH FLOOR	28	835.980	17.410	818.570	22925.180	29183.317	22925.180		29126.317	1291.44
	30TH FLOOR	1	835.980	17.410	817.870	817.870		894.395	894.395		
	31ST FLOOR	1	539.310	17.410	521.900	521.900		569.371	569.371		
	32ND FLOOR	1	341.378	17.410	324.168	324.168		181.203	181.203		
	MUMTY MACHINE ROOM	1	435.935	0.000	435.935	435.935		476.998	476.998		
	TOTAL	35	599.971	17.410	572.561	572.561		618.996	618.996		
TOWER -15	STILT FLOOR	1	418.598	418.598	418.598	1241.725	29155.085	1241.725		29126.294	1291.44
	1ST FLOOR	1	822.127	17.410	804.717	877.019		877.019			
	2ND FLOOR TO 29TH FLOOR	28	835.980	17.410	818.570	22925.180		22925.180			
	30TH FLOOR	1	835.980	17.410	817.870	817.870		894.395	894.395		
	31ST FLOOR	1	539.310	17.410	521.900	521.900		569.371	569.371		
	32ND FLOOR	1	341.378	17.410	324.168	324.168		181.203	181.203		
	MUMTY MACHINE ROOM	1	435.935	0.000	435.935	435.935		476.998	476.998		
	TOTAL	35	599.971	17.410	572.561	572.561		618.996	618.996		
TOWER - 1	STILT FLOOR	1	418.598	418.598	418.598	1241.725	29155.085	1241.725		29126.294	1291.44
	1ST FLOOR	1	822.127	17.410	804.717	877.019		877.019			
	2ND FLOOR TO 29TH FLOOR	28	835.980	17.410	818.570	22925.180		22925.180			
	30TH FLOOR	1	835.980	17.410	817.870	817.870		894.395	894.395		
	31ST FLOOR	1	539.310	17.410	521.900	521.900		569.371	569.371		
	32ND FLOOR	1	341.378	17.410	324.168	324.168		181.203	181.203		
	MUMTY MACHINE ROOM	1	435.935	0.000	435.935	435.935		476.998	476.998		
	TOTAL	35	599.971	17.410	572.561	572.561		618.996	618.996		
TOWER - 2	STILT FLOOR	1	418.598	418.598	418.598	1241.725	29155.085	1241.725		29126.294	1291.44
	1ST FLOOR	1	822.127	17.410	804.717	877.019		877.019			
	2ND FLOOR TO 29TH FLOOR	28	835.980	17.410	818.570	22925.180		22925.180			
	30TH FLOOR	1	835.980	17.410	817.870	817.870		894.395	894.395		
	31ST FLOOR	1	539.310	17.410	521.900	521.900		569.371	569.371		
	32ND FLOOR	1	341.378	17.410	324.168	324.168		181.203	181.203		
	MUMTY MACHINE ROOM	1	435.935	0.000	435.935	435.935		476.998	476.998		
	TOTAL	35	599.971	17.410	572.561	572.561		618.996	618.996		
TOWER - 3	STILT FLOOR	1	418.598	418.598	418.598	1241.725

This is a PROVISIONAL BUILDING PLAN approved only for the purpose of inviting Objections from the general public

CTP (HR.) Chairman B.P.A.C.

STP (Q) Member B.P.A.C.

ATP (HQ)

PA

ATP

Rajesh Dutt JD(HQ)

S.P.(HQ) Member Secretary B.P.A.C.

DTP (HQ)

AD

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

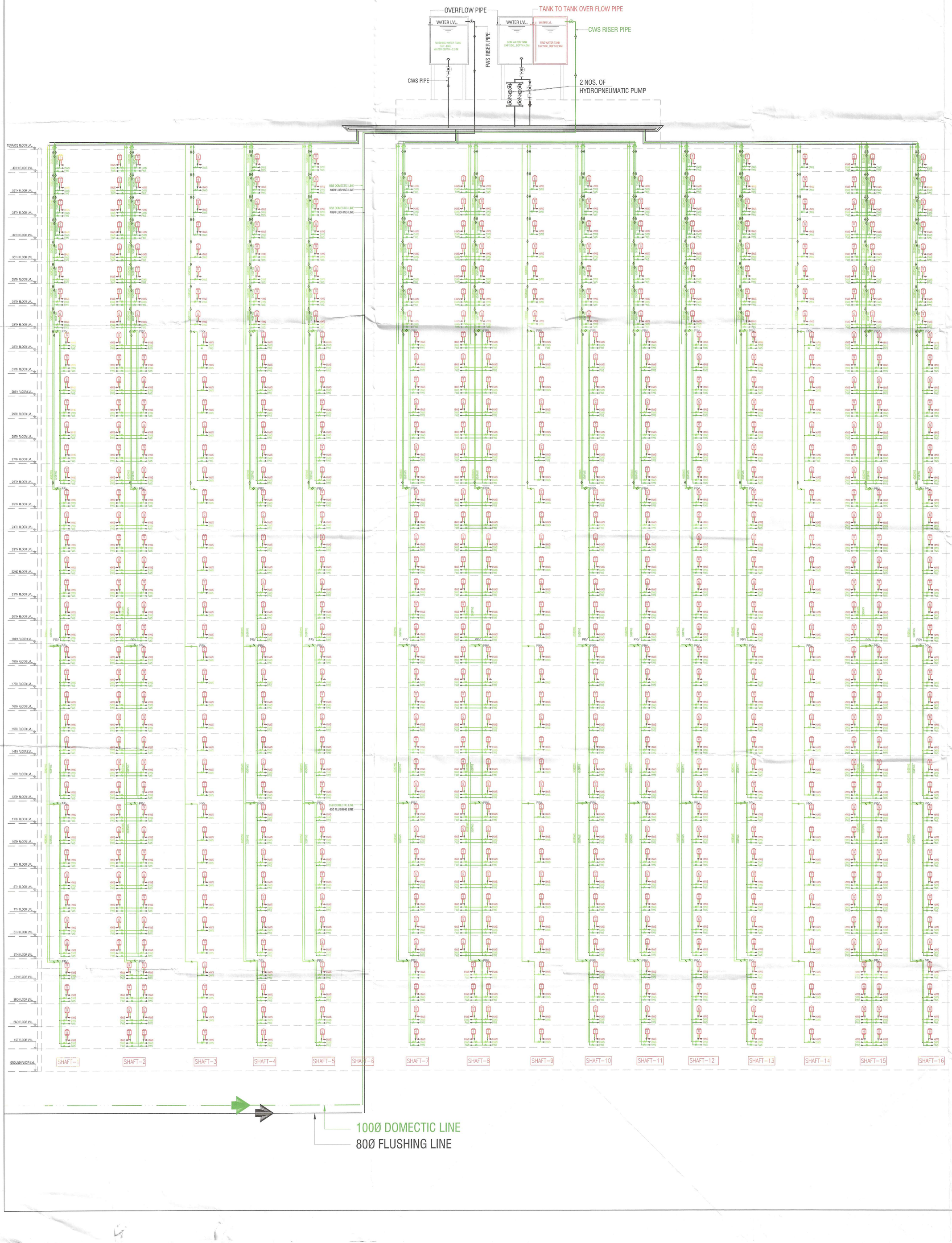
Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. W.C SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

Member B.P.A.C.



PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024.	Scale :	
Drawing Title:- SCHEMATIC DIAGRAM TOWER-10,11&12		Drawing No:- SD-01

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C.

S.T.P.(G) Member B.P.A.C.

C.T.P.(NR) Chairman B.P.A.C.

ATP(HQ)

Rajesh Dutt JD(HQ)

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Note :-

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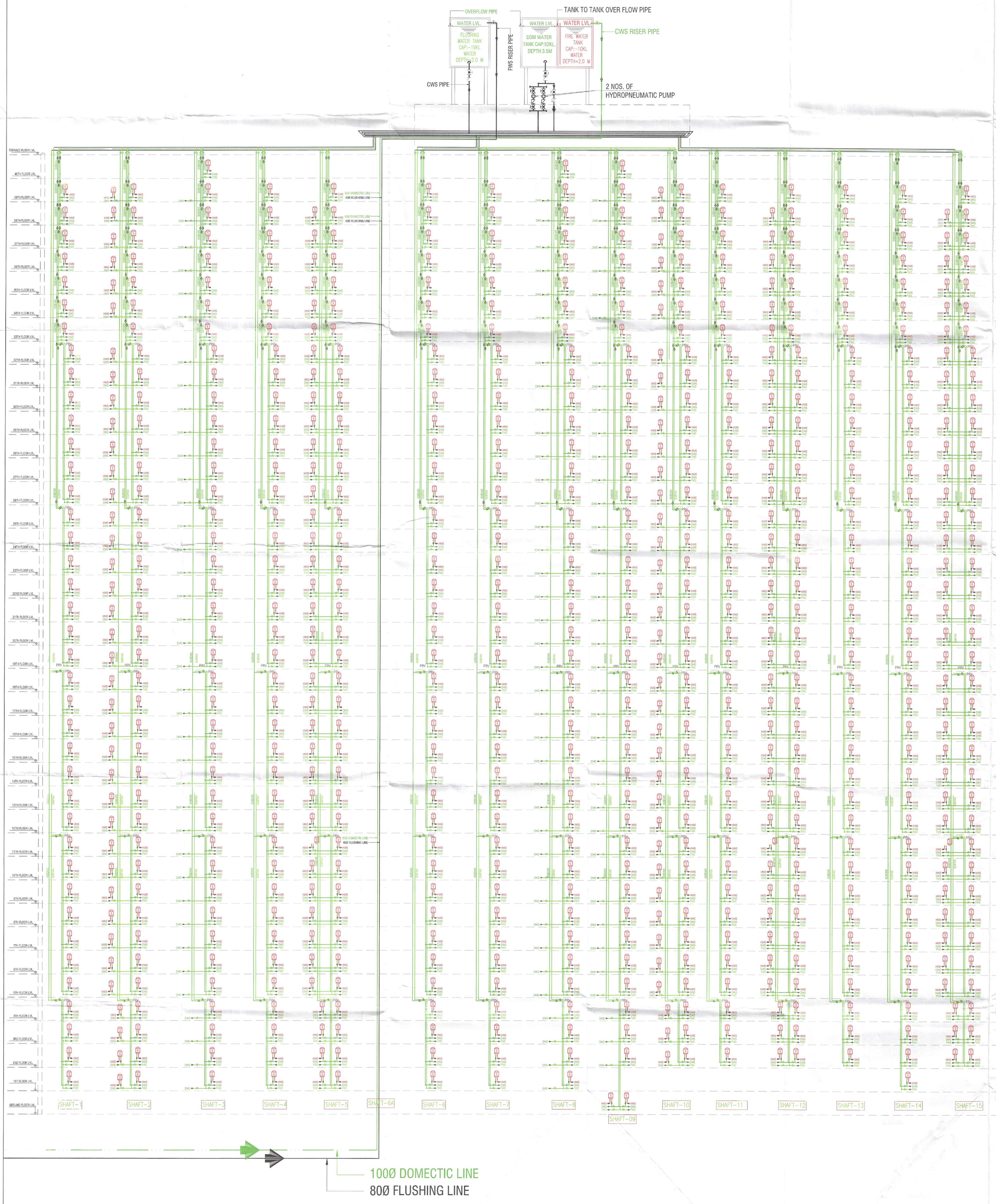

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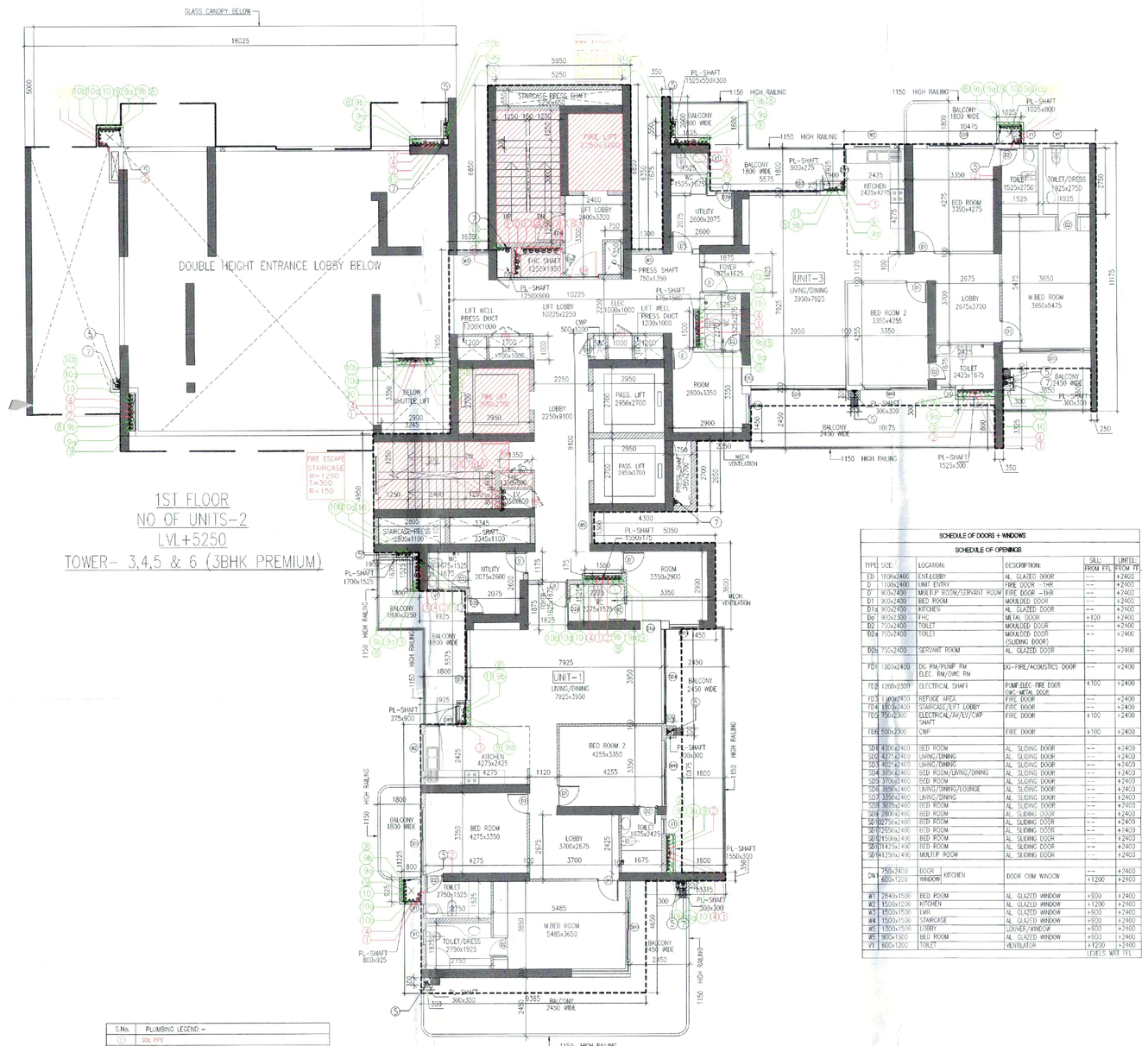
ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : |

Drawing Title:-
SCHEMATIC DIAGRAM
TOWER-16&17

Drawing No:-
SD-02



1ST FLOOR
NO OF UNITS-2
LVL+5250
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	Rain WATER PIPE
(7)	Rain WATER PIPE
(A)	DOMESTIC WATER SUPPLY(DIRECTLY)(TOP THREE FLOORS)
(B)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(Bg)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(Bp)	DOMESTIC WATER SUPPLY(BY GRAVITY)(EXPRESS SLAB)
(C)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(Cg)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(Cp)	FLUSHING WATER SUPPLY(BY GRAVITY)(EXPRESS SLAB)
(E)	HOT WATER SUPPLY (INDUCTION)(LINE FROM SOLAR FOR TOP FIVE FLOORS)
(G)	DOMESTIC WATER SUPPLY INDEX PUMP (D.G. TANK
(F)	FLUSHING WATER SUPPLY INDEX PUMP (D.G. TANK
(R)	RAINE DRAIN PIPE

SCHEDULE OF DOORS & WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM FFL	LINTEL FROM FFL
ED	1800x2400	ENTRANCE LOBBY	AL. GLAZED DOOR	--	+2400
D	1100x2400	UNIT ENTRY	FIRE DOOR - 1HR	--	+2400
DT	900x2400	MULTI P ROOM/SERVANT ROOM	FIRE DOOR - 1HR	--	+2400
D1	900x2400	BED ROOM	MOULDED DOOR	--	+2400
D1a	900x2100	KITCHEN	AL. GLAZED DOOR	--	+2400
Da	900x2100	TOILET	METAL DOOR	+100	+2400
D2	750x2400	TOILET	MOULDED DOOR	--	+2400
D2a	750x2400	TOILET	MOULDED DOOR (SLIDING DOOR)	--	+2400
D2b	750x2400	SERVANT ROOM	AL. GLAZED DOOR	--	+2400
FD1	1800x2400	DG RM/PUMP RM ELEC. RM/GWC RM	DG-FIRE/ACOUSTICS DOOR	--	+2400
FD2	1200x2359	ELECTRICAL SHAFT	P.UMP ELEC. FIRE DOOR GWC MECH. DOOR	+100	+2400
FD3	1800x2400	REFUGE AREA	FIRE DOOR	--	+2400
FD4	1800x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	--	+2400
FD5	750x2300	ELECTRICAL/HVAC/DMP SHAFT	FIRE DOOR	+100	+2400
FD6	550x2300	DMP	FIRE DOOR	+100	+2400
SD1	4300x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD2	4827x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD3	4827x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD4	3804x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD5	3700x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD6	3804x2400	LIVING/DINING/TOURNGE	AL. SLIDING DOOR	--	+2400
SD7	3200x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD8	1875x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD9	2804x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD10	2675x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD11	2804x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD12	1953x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD13	1147x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD14	1529x2400	MULTI P ROOM	AL. SLIDING DOOR	--	+2400
DW	750x2400 600x1200	DOOR CUM WINDOW	DOOR CUM WINDOW	-- +1200	+2400 +2400
W1	2184x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
W3	1800x1500	LWC	AL. GLAZED WINDOW	+600	+2400
W4	1500x1500	STAIRCASE	AL. GLAZED WINDOW	+900	+2400
W5	1500x1500	LOBBY	LOUVER WINDOW	+900	+2400
W6	900x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
V1	600x1200	TOILET	VENTILATOR	+1200 (SILLS ARE TYP.)	+2400

GROUND COVERAGE

GROSS - A									
1	=	1	X	11.185	X	5.525	=	61.797	SQM
2	=	2	X	0.900	X	4.975	=	8.955	SQM
3	=	2	X	0.900	X	3.950	=	7.110	SQM
4	=	1	X	11.185	X	7.500	=	83.888	SQM
5	=	1	X	1.515	X	6.575	=	9.961	SQM
6	=	1	X	12.575	X	4.050	=	50.929	SQM
7	=	1	X	5.050	X	3.500	=	17.675	SQM
8	=	1	X	7.175	X	4.800	=	34.440	SQM
9	=	1	X	1.925	X	3.250	=	6.256	SQM
10	=	1	X	2.025	X	1.650	=	3.341	SQM
11	=	1	X	13.500	X	2.950	=	39.825	SQM
12	=	1	X	10.625	X	0.350	=	3.719	SQM
13	=	1	X	3.900	X	11.175	=	43.583	SQM
14	=	1	X	6.575	X	12.350	=	81.201	SQM
15	=	1	X	7.550	X	12.225	=	92.299	SQM
16	=	1	X	3.600	X	1.925	=	6.930	SQM
17	=	1	X	0.350	X	0.200	=	0.070	SQM
18	=	1	X	5.950	X	6.860	=	40.817	SQM
19	=	1	X	22.675	X	7.990	=	181.173	SQM
20	=	1	X	10.525	X	0.350	=	3.684	SQM
21	=	1	X	3.900	X	6.815	=	26.579	SQM
22	=	1	X	18.025	X	9.360	=	168.714	SQM
						TOTAL	=	972.945	SQM

GROUND COVERAGE	=	GROSS - A	
	=	972.945	SQM
ADD REFUGE AREA (PROVIDED)	=	36.178	SQM
TOTAL GROUND COVERAGE	=	1009.123	SQM

TOWER-3,4,5 & 6 1ST FLOOR AREA CALCULATION

GROSS - A								
1	=	1	X	5.950	X	6.800	=	40.796 SQM
2	=	1	X	9.350	X	7.900	=	0.700 SQM
3	=	1	X	1.975	X	1.925	=	3.800 SQM
4	=	1	X	3.975	X	7.900	=	31.403 SQM
5	=	1	X	9.575	X	10.900	=	104.368 SQM
6	=	1	X	3.500	X	9.375	=	36.563 SQM
7	=	1	X	2.250	X	1.800	=	0.450 SQM
8	=	2	X	2.250	X	1.800	=	1.350 SQM
9	=	1	X	2.250	X	1.490	=	3.353 SQM
10	=	1	X	10.450	X	8.500	=	107.748 SQM
11	=	1	X	10.250	X	1.100	=	11.275 SQM
12	=	1	X	13.500	X	3.300	=	44.550 SQM
13	=	1	X	9.200	X	1.855	=	19.226 SQM
14	=	1	X	7.300	X	1.500	=	11.895 SQM
15	=	1	X	1.900	X	1.975	=	7.110 SQM
16	=	1	X	1.900	X	1.975	=	7.110 SQM
17	=	1	X	1.976	X	3.570	=	30.006 SQM
18	=	1	X	1.515	X	6.575	=	9.961 SQM
19	=	1	X	1.385	X	11.225	=	105.347 SQM
						TOTAL	=	545.969 SQM

GROSS - B								
a	=	1	X	1.525	X	0.400	=	0.610 SQM
b	=	2	X	0.300	X	0.400	=	0.240 SQM
c	=	1	X	0.275	X	1.500	=	0.413 SQM
d	=	1	X	0.600	X	1.250	=	0.750 SQM
e	=	1	X	1.950	X	1.250	=	2.438 SQM
f	=	1	X	0.750	X	1.900	=	1.425 SQM
g	=	1	X	1.300	X	1.000	=	1.300 SQM
h	=	1	X	1.700	X	1.000	=	1.700 SQM
i	=	1	X	0.500	X	1.000	=	0.500 SQM
j	=	1	X	1.000	X	1.000	=	1.000 SQM
k	=	1	X	1.200	X	1.000	=	1.200 SQM
l	=	1	X	1.300	X	0.600	=	0.810 SQM
m	=	1	X	1.350	X	0.800	=	1.080 SQM
n	=	1	X	0.750	X	2.700	=	2.025 SQM
o	=	1	X	2.800	X	1.100	=	3.080 SQM
p	=	1	X	2.345	X	1.100	=	2.580 SQM
q	=	1	X	1.500	X	0.275	=	0.413 SQM
r	=	1	X	0.350	X	0.600	=	0.420 SQM
s1	=	3	X	7.850	X	3.300	=	23.355 SQM
s2	=	1	X	2.200	X	3.300	=	7.260 SQM
s3	=	1	X	2.290	X	0.650	=	3.413 SQM
						TOTAL	=	97.398 SQM

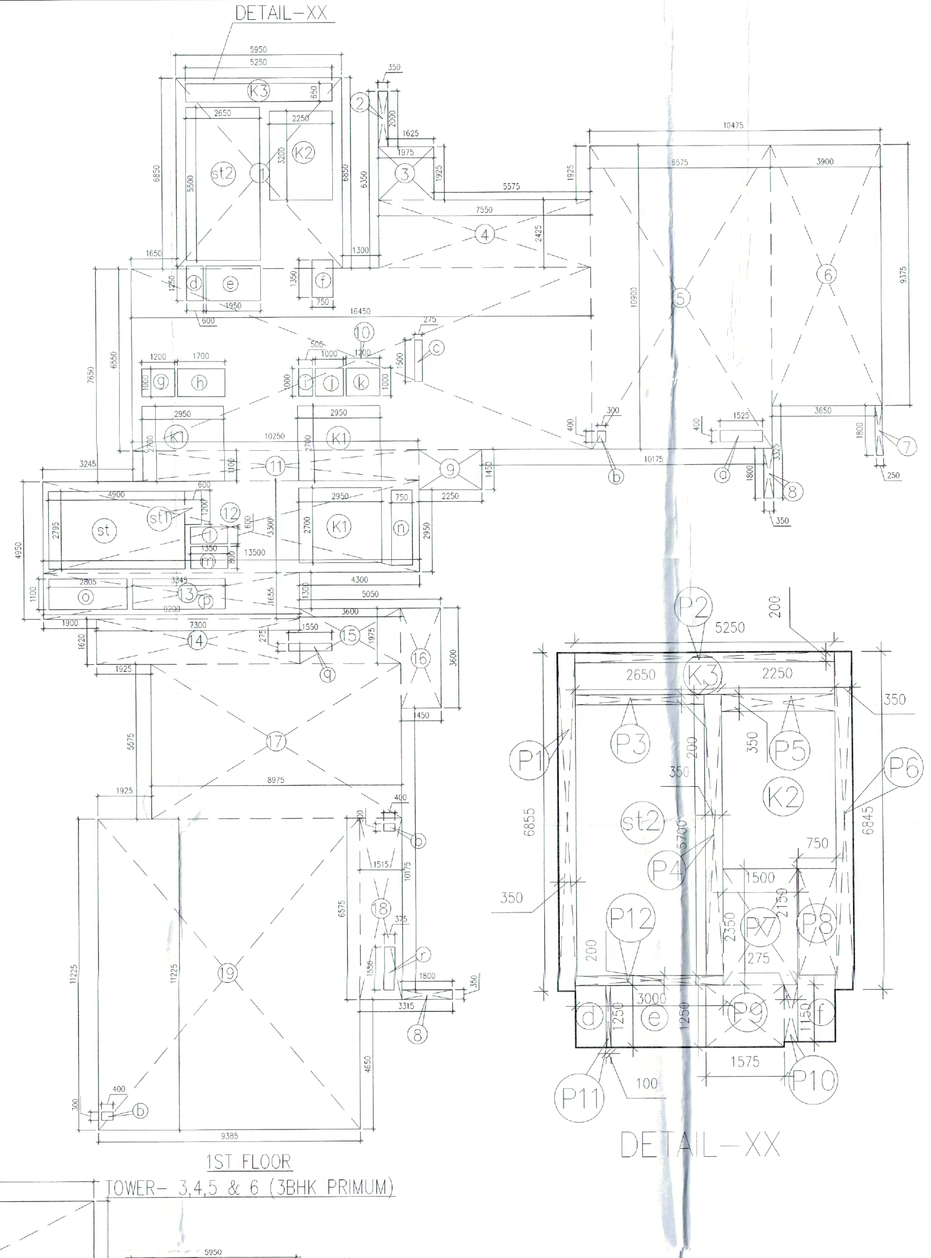
GROSS - C								
s1	=	1	X	4.900	X	2.795	=	13.695 SQM
st1	=	1	X	10.600	X	1.200	=	0.120 SQM
st2	=	1	X	2.850	X	1.500	=	14.575 SQM
						TOTAL	=	28.391 SQM

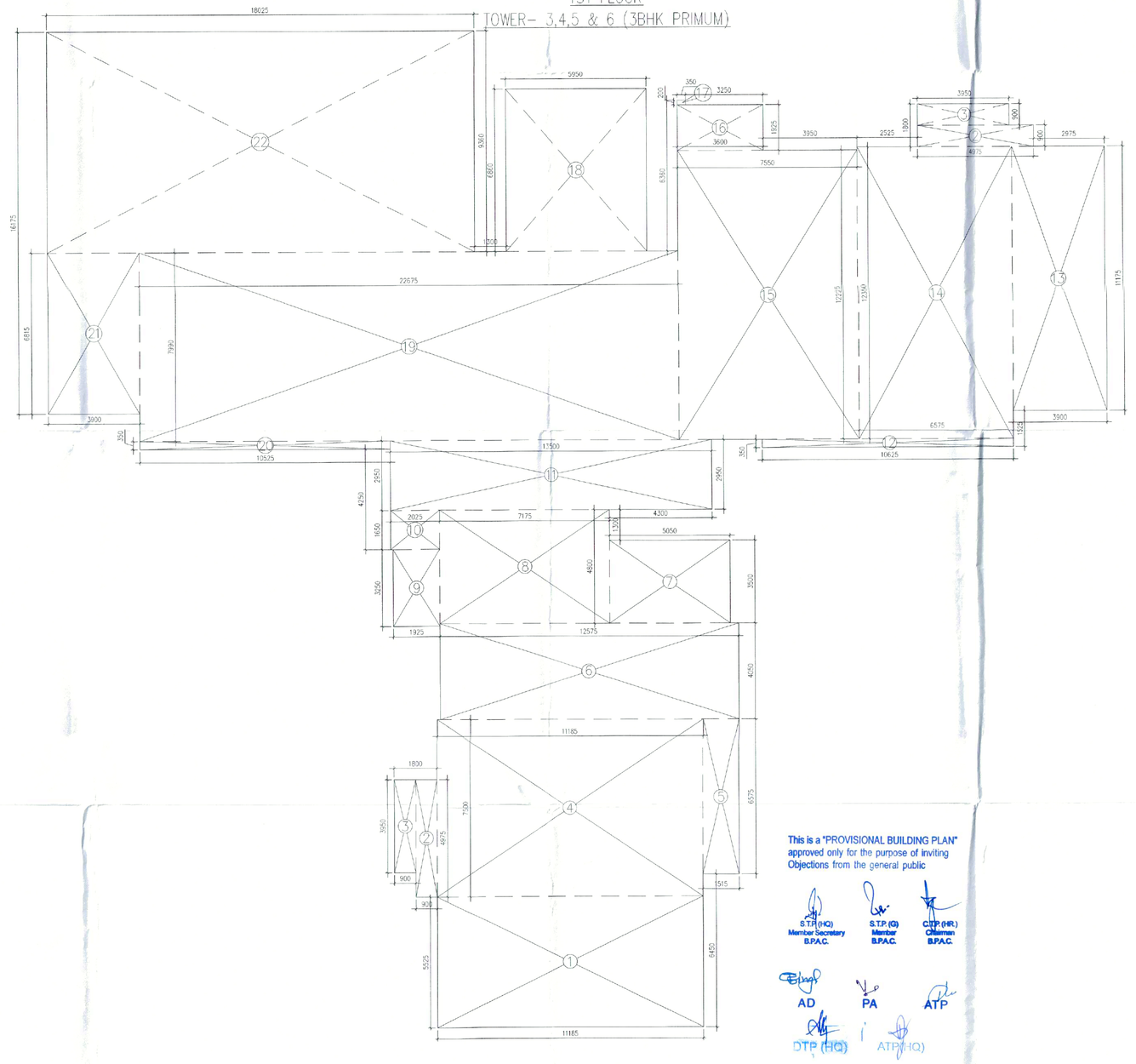
TOTAL 1ST FLOOR FAR AREA	=	GROSS-A	-	GROSS-B + GROSS-C
	=	545.969	-	97.398 + 28.391
TOTAL	=	456.821	SQM	GROSS-D
TOTAL BUIL-UP AREA	=	GROSS-D	+	GROSS-C
	=	456.821	+	28.391
TOTAL	=	487.811	SQM	

TOWER-3,4,5 & 6 1ST FLOOR AREA CALCULATION

GROSS -XX								
P1	=	1	X	6.815	X	0.350	=	2.359 SQM
P2	=	1	X	5.250	X	0.200	=	1.050 SQM
P3	=	1	X	2.650	X	0.200	=	0.530 SQM
P4	=	1	X	5.750	X	0.350	=	1.985 SQM
P5	=	1	X	3.250	X	0.300	=	0.788 SQM
P6	=	1	X	9.590	X	0.865	=	2.385 SQM
P7	=	1	X	1.500	X	2.350	=	3.525 SQM
P8	=	1	X	0.750	X	2.100	=	1.913 SQM
P9	=	1	X	1.575	X	1.250	=	1.969 SQM
P10	=	1	X	1.150	X	0.275	=	0.316 SQM
P11	=	1	X	0.100	X	1.250	=	0.125 SQM
P12	=	1	X	3.000	X	0.200	=	0.600 SQM
						TOTAL	=	17.395 SQM

TOTAL 1ST FLOOR FAR AREA	=	GROSS-D	-	GROSS-XX		
	=	456.821	-	17.395		
TOTAL	=	441.516	SQM	GROSS-E		
TOTAL BUIL-UP AREA	=	GROSS-E	+	GROSS-XX	+	GROSS-C
	=	441.516	+	17.395	+	28.991
TOTAL	=	487.811	SQM			





GROUND COVERAGE
TOWER- 3,4,5 & 6 (3BHK PRIMUM)

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | CTP (HR) Chairman B.P.A.C.

AD | PA | ATP

DTP (HQ) | ATP (HQ)

TO BE READ WITH THIS OFFICE MEMO NO: DATED:

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE
3. W.C SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

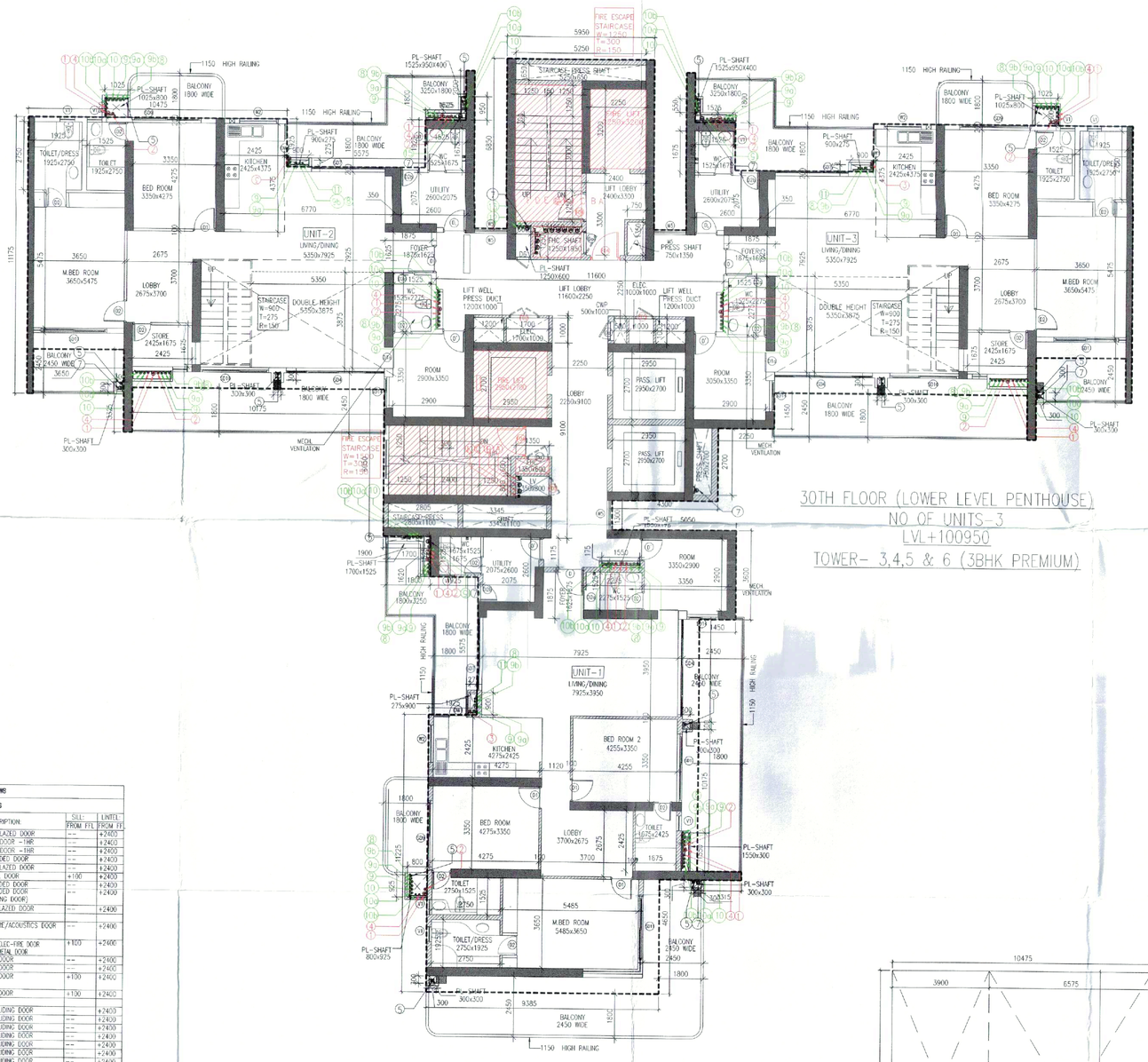
Ar. Rajinder Kumar
CA/2012/55971

Checked and Found ok for Public Health (Internal) Service Plan. Subject to comments in its Scrutiny vide memo no. 3041123 dt. 23/7/24

JUNE-2024 Scale 1:100

Drawing Title:
TOWER-3,4,5 & 6
FIRST FLOOR PLAN , GROUND COVERAGE & FAR AREA CALCULATION - DIAGRAM

Drawing No:-
C-02



30TH FLOOR (LOWER LEVEL PENTHOUSE)
NO OF UNITS-3
LVL+100950
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE:	LOCATION:	DESCRIPTION:	SILL FROM FFL	LINTEL FROM FFL
D1	1800x2400	ENT.LOBBY	AL. GLAZED DOOR	---	+2400
D	1100x2400	UNIT ENTRY	FIRE DOOR - 1HR	---	+2400
D'	900x2400	MULTI.P. ROOM/SERVANT ROOM	FIRE DOOR - 1HR	---	+2400
D4	900x2400	BED ROOM	MOULDED DOOR	---	+2400
D4A	900x2400	KITCHEN	AL. GLAZED DOOR	---	+2400
D4'	900x2000	SVC	METAL DOOR	+100	+2400
D5	750x2400	TOILET	MOULDED DOOR	---	+2400
D5A	750x2400	TOILET	PATCHED DOOR (CLOSING DOOR)	---	+2400
D5B	750x2400	SERVANT ROOM	AL. GLAZED DOOR	---	+2400
FD1	1800x2400	DC INV/STAMP INV ELEC. PANEL/GAS SW	FD-FIRE/ACID/STD'S DOOR	---	+2400
FD2	1200x2300	ELECTRICAL ISHAFT	PUMP ELEC-FIRE DOOR SMC-METAL DOOR	+100	+2400
FD3	1170x2700	REFUGE/AREA	FIRE DOOR	---	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	---	+2400
FD5	750x2300	ELECTRICAL/AV/EC/CAMP SHAFT	FIRE DOOR	+150	+2400
FD6	500x2300	CHP	FIRE DOOR	+150	+2400
SD1	4390x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD2	4275x2400	DINING/LIVING	AL. SLIDING DOOR	---	+2400
SD3	4125x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD4	3950x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD5	3700x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD6	3550x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD7	3350x2400	LIVING/DINING/LOUNGE	AL. SLIDING DOOR	---	+2400
SD8	3075x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD9	3075x2400	TERR ROOM	AL. SLIDING DOOR	---	+2400
SD10	2850x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD11	2800x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD12	2750x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD13	2650x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD14	2550x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD15	2525x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD16	2425x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD17	2400x2400	MULTI.P. ROOM	AL. SLIDING DOOR	---	+2400
DW	750x2400 600x1200	DOOR/ KITCHEN WINDOW	DOOR CUM WINDOW	--- +1200	+2400 +2400
W1	2840x1500	BED ROOM	AL. GLAZED WINDOW	+100	+2400
W2	1500x1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
W3	1500x1500	LIBR.	AL. GLAZED WINDOW	+100	+2400
W4	1500x1500	CLEARANCE	AL. GLAZED WINDOW	+100	+2400
W5	1300x1500	LOBBY	LOUVER/WINDOW	+900	+2400
W6	900x1500	TERR ROOM	AL. GLAZED WINDOW	+900	+2400
VT	600x1200	TOILET	VENTILATOR	+1200	+2400
				LEVELS ARE FFL	

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	ENCLOSED RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(HOCD/CD) FOR THREE FLOORS
(9)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 10TH FLOOR
(9a)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 11TH TO 27TH FLOOR
(9b)	DOMESTIC WATER SUPPLY (BY GRAVITY)(EXPRESS) (LW)
(9c)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 10TH FLOOR
(9d)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 11TH TO 27TH FLOOR
(9e)	FLUSHING WATER SUPPLY (BY GRAVITY)(EXPRESS) (LW)
(9f)	HOT WATER SUPPLY (SOLAR/ELE) FROM SOLAR FOR TOP FIVE FLOORS
(10)	DOMESTIC WATER SUPPLY RISER FOR GYM TANK
(11)	FLUSHING WATER SUPPLY RISER FOR GYM TANK
(12)	HVAC DRAIN PIPE

TOWER -3,4,5, & 6, 30TH LOWER PENTHOUSE FLOOR AREA CALCULATION

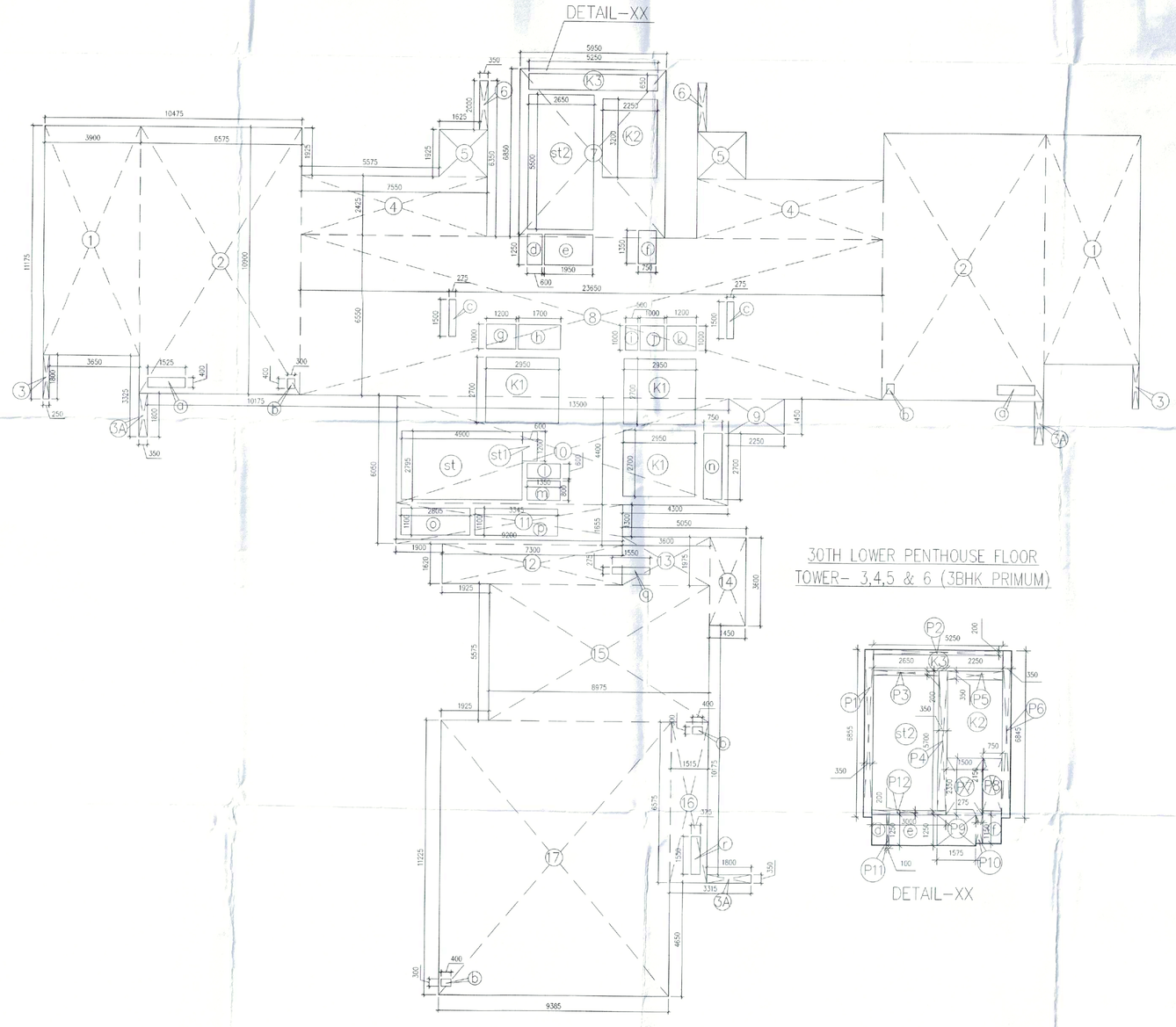
GROSS - A								
1	=	2	X	3.900	X	9.375	=	73.125 SQM
2	=	2	X	6.575	X	10.900	=	143.335 SQM
3	=	2	X	1.800	X	0.250	=	0.900 SQM
3A	=	3	X	1.800	X	0.350	=	1.890 SQM
4	=	2	X	7.550	X	2.425	=	36.618 SQM
5	=	2	X	1.975	X	1.925	=	7.604 SQM
6	=	2	X	0.350	X	2.000	=	1.400 SQM
7	=	1	X	5.950	X	6.850	=	40.758 SQM
8	=	1	X	23.650	X	6.550	=	154.908 SQM
9	=	1	X	2.200	X	1.450	=	3.253 SQM
10	=	1	X	13.500	X	4.400	=	59.400 SQM
11	=	1	X	6.200	X	1.665	=	15.318 SQM
12	=	1	X	7.300	X	1.620	=	11.826 SQM
13	=	1	X	3.600	X	1.975	=	7.110 SQM
14	=	1	X	1.450	X	3.600	=	5.220 SQM
15	=	1	X	8.975	X	5.575	=	50.036 SQM
16	=	1	X	1.515	X	6.575	=	9.961 SQM
17	=	1	X	9.385	X	11.225	=	105.347 SQM
						TOTAL	=	**728.016 SQM**
GROSS -B								
a	=	2	X	1.525	X	0.400	=	1.220 SQM
b	=	4	X	0.300	X	0.400	=	0.480 SQM
c	=	2	X	0.275	X	1.500	=	0.825 SQM
d	=	1	X	0.600	X	1.250	=	0.750 SQM
e	=	1	X	1.950	X	1.250	=	2.438 SQM
f	=	1	X	0.750	X	1.350	=	1.013 SQM
g	=	1	X	1.200	X	1.000	=	1.200 SQM
h	=	1	X	1.700	X	1.000	=	1.700 SQM
i	=	1	X	0.500	X	1.000	=	0.500 SQM
j	=	1	X	1.000	X	1.000	=	1.000 SQM
k	=	1	X	1.200	X	1.000	=	1.200 SQM
l	=	1	X	1.350	X	0.600	=	0.810 SQM
m	=	1	X	1.350	X	0.800	=	1.080 SQM
n	=	1	X	0.750	X	2.700	=	2.025 SQM
o	=	1	X	2.900	X	1.100	=	3.080 SQM
p	=	1	X	3.345	X	1.100	=	3.680 SQM
q	=	1	X	1.500	X	0.275	=	0.426 SQM
r	=	1	X	0.375	X	1.550	=	0.581 SQM
k1	=	3	X	2.950	X	2.700	=	23.895 SQM
k2	=	1	X	2.250	X	3.200	=	7.200 SQM
k3	=	1	X	5.250	X	0.650	=	3.413 SQM
						TOTAL	=	**68.820 SQM**
GROSS -C								
st	=	1	X	4.900	X	2.795	=	13.696 SQM
st1	=	1	X	0.500	X	1.200	=	0.720 SQM
st2	=	1	X	2.650	X	5.500	=	14.575 SQM
						TOTAL	=	**28.991 SQM**

LOWER PENTHOUSE 30TH FLOOR AREA				=	GROSS-A	-	GROSS-B	- GROSS-C
				=	728.016	-	68.820	- 28.991
			TOTAL	=	**640.606**	SQM	GROSS-D	
TOTAL BUIL- UP AREA				=	GROSS-D	+	GROSS-C	
				=	640.606	+	28.991	
			TOTAL	=	**669.496**	SQM		

TOWER -3,4,5, & 6 LOWER PANTHOUSE 30TH FLOOR AREA CALCULATION

GROSS -XX								
P1	=	1	X	8.895	X	0.350	=	3.089 SQM
P2	=	3	X	9.350	X	0.300	=	8.389 SQM
P3	=	1	X	2.650	X	0.350	=	0.933 SQM
P4	=	1	X	5.700	X	0.350	=	1.995 SQM
P5	=	1	X	2.250	X	0.350	=	0.788 SQM
P6	=	1	X	0.350	X	6.845	=	2.396 SQM
P7	=	1	X	1.500	X	2.350	=	3.525 SQM
P8	=	1	X	0.750	X	2.150	=	1.613 SQM
P9	=	1	X	1.575	X	1.250	=	1.969 SQM
P10	=	1	X	1.150	X	0.275	=	0.316 SQM
P11	=	1	X	0.100	X	1.250	=	0.125 SQM
P12	=	1	X	3.900	X	0.200	=	0.600 SQM
						TOTAL	=	51.305 SQM

LOWER PENTHOUSE 30TH FLOOR AREA				=	GROSS-D	-	GROSS-XX			
				=	640.606	-	17.305			
			TOTAL	=	623.301	SQM	GROSS-E			
TOTAL BUIL- UP AREA				=	GROSS-E	+	GROSS-XX	+	GROSS-C	
				=	623.301	+	17.305	+	28.991	
			TOTAL	=	**669.496**	SQM				



30TH LOWER PENTHOUSE FLOOR
TOWER- 3,4,5 & 6 (3BHK PRIMUM)

DETAIL-XX

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P. (HQ) Member Secretary, T.C.P. Haryana

S.T.P. (G) Director, T.C.P. Haryana

C.T.P. (HQ) Chairman, T.C.P. Haryana

AD

PA

ATP

DTP (HQ)

ATP (HQ)

TO BE READ WITH THIS OFFICE MEMO. NO.:
DATE :

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

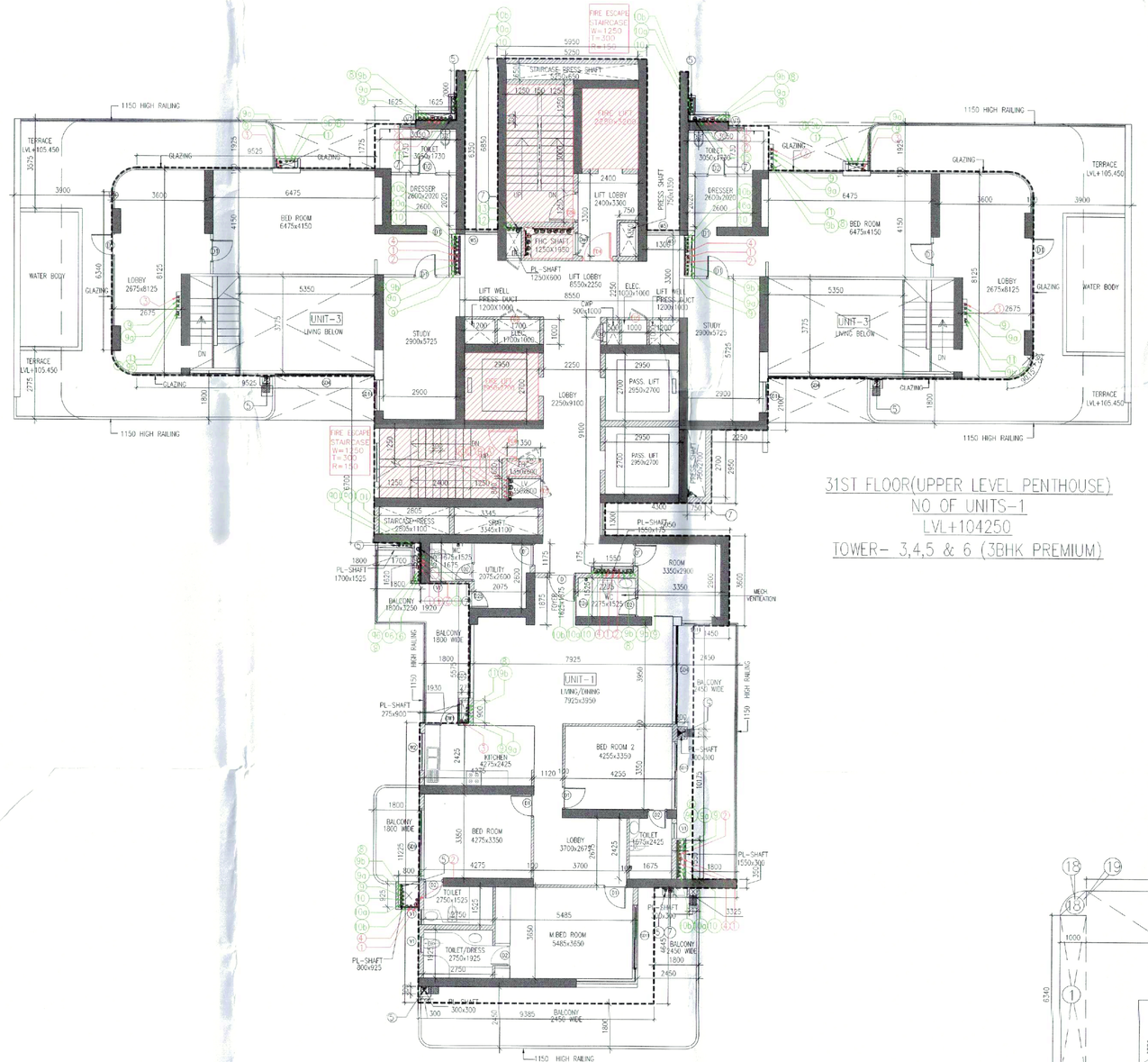
Ar. Prashant Kumar
CA/2012/[illegible]

Checked and found ok for Public Health Services. Revised only subject to comments in Drawing letter No. 2e4123 dt. 23/07/2024

JUNE.-2024. Scale : 1:100

Drawing Title:- TOWER-3,4,5 & 6
30TH FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM

Drawing No:- C-04



31ST FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+104250
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

TOWER - 3,4,5, & 6 UPPER PENTHOUSE 31ST FLOOR AREA CALCULATION

GROSS -XX

P1	=	1	X	6.865	X	0.350	=	2.399	SQM
P2	=	1	X	5.350	X	0.250	=	1.093	SQM
P3	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	5.700	X	0.350	=	1.995	SQM
P5	=	1	X	2.250	X	0.350	=	0.788	SQM
P6	=	1	X	6.845	X	0.350	=	2.396	SQM
P7	=	1	X	1.500	X	2.350	=	3.525	SQM
P8	=	1	X	0.750	X	2.150	=	1.613	SQM
P9	=	1	X	1.575	X	1.250	=	1.969	SQM
P10	=	1	X	1.150	X	0.275	=	0.316	SQM
P11	=	1	X	0.100	X	1.250	=	0.125	SQM
P12	=	1	X	3.000	X	0.200	=	0.600	SQM
						TOTAL	=	17.309	SQM

UPPER PENTHOUSE 31ST FLOOR AREA	=	GROSS-A	+	GROSS-B	-	GROSS-C	-	GROSS-D
	=	616.904	+	1.150	-	113.246	-	28.991
TOTAL	=	475.817		SQM		GROSS-D		
TOTAL BUIL-UP AREA	=	GROSS-D	+			GROSS-C		
	=	475.817	+			28.991		
TOTAL	=	504.807		SQM				

TOWER -3,4,5, & 6, 31ST UPPER PENTHOUSE FLOOR AREA CALCULATION

GROSS - A

1	=	2	X	1.000	X	6.340	=	12.680	SQM
2	=	2	X	13.125	X	8.325	=	218.531	SQM
3	=	2	X	1.625	X	1.775	=	5.769	SQM
4	=	1	X	8.550	X	5.900	=	50.445	SQM
5	=	2	X	1.975	X	1.925	=	7.604	SQM
6	=	2	X	0.350	X	2.000	=	1.400	SQM
7	=	1	X	6.650	X	6.850	=	40.758	SQM
8	=	1	X	2.250	X	2.150	=	4.725	SQM
10	=	1	X	13.500	X	5.050	=	68.175	SQM
11	=	1	X	9.200	X	1.665	=	15.318	SQM
12	=	1	X	7.300	X	1.620	=	11.826	SQM
13	=	1	X	3.600	X	1.975	=	7.110	SQM
14	=	1	X	1.450	X	3.600	=	5.220	SQM
15	=	1	X	8.975	X	5.575	=	50.036	SQM
16	=	1	X	1.515	X	6.575	=	9.961	SQM
17	=	1	X	9.385	X	11.225	=	105.347	SQM
19	=	4	X	1.000	X	1.000	X 0.5 =	2.000	SQM
						TOTAL	=	616.904	SQM

GROSS -C

c	=	2	X	0.425	X	1.625	=	1.381	SQM
d	=	1	X	0.600	X	1.250	=	0.750	SQM
e	=	1	X	1.900	X	1.250	=	2.438	SQM
f	=	1	X	0.750	X	1.350	=	1.013	SQM
g	=	1	X	1.200	X	1.000	=	1.200	SQM
h	=	1	X	1.700	X	1.000	=	1.700	SQM
i	=	1	X	0.500	X	1.000	=	0.500	SQM
j	=	1	X	1.000	X	1.000	=	1.000	SQM
k	=	1	X	1.200	X	1.000	=	1.200	SQM
l	=	1	X	1.350	X	0.600	=	0.810	SQM
m	=	1	X	1.350	X	0.800	=	1.080	SQM
n	=	1	X	0.750	X	2.700	=	2.025	SQM
o	=	1	X	2.805	X	1.100	=	3.086	SQM
p	=	1	X	3.345	X	1.100	=	3.680	SQM
q	=	1	X	1.560	X	0.275	=	0.429	SQM
r	=	1	X	0.375	X	1.550	=	0.581	SQM
k1	=	3	X	2.950	X	2.700	=	23.895	SQM
k2	=	1	X	2.250	X	3.200	=	7.200	SQM
k3	=	1	X	5.250	X	0.650	=	3.413	SQM
S	=	2	X	7.400	X	3.775	=	55.870	SQM
						TOTAL	=	113.246	SQM

GROSS -D

st	=	1	X	4.900	X	2.795	=	13.696	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.650	X	5.500	=	14.575	SQM
							=		
						TOTAL	=	28.991	SQM

ARC AREA

GROSS - B																													
18	=	4	X	3.14	x	1.000	x	1.000	x	90.15	\	360	-	1	x	1.000	-	0.295	x	1.415	=	1.150	sqm.
																				TOTAL	=	1.150	SQM

ADDITIONAL

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | CTP (HR.) Chairman B.P.A.C.

AD | PA | ATP

DTP (HQ) | ATP (HQ) | ASSISTANT DIRECTOR (HQ)

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WE SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE:	LOCATION:	DESCRIPTION:	SILL FROM FFL	LINTEL FROM FFL
D1	1830x2400	ENT.LOBBY	AL. GLAZED DOOR	---	+2400
D	1150x2400	UNIT ENTRY	FIRE DOOR - 1HR	---	+2400
D1	900x2400	MULTI P. ROOM/SERVANT ROOM	PIPE DOOR - 1HR	---	+2400
D1	750x2400	BED ROOM	MOULDED DOOR	---	+2400
D4	900x2400	KITCHEN	AL. GLAZED DOOR	---	+2400
D4	900x2400	DNC	METAL DOOR	+100	+2400
D2	750x2400	TOILET	MOULDED DOOR	---	+2400
D2a	750x2400	TOILET	MOULDED DOOR SLIDING DOOR	---	+2400
D3	750x2400	SERVANT ROOM	AL. GLAZED DOOR	---	+2400
FD1	1800x2400	DG VAULT/ MET RM ELEC. RM/GMC RM	DG-FIRE/ACOUSTICS DOOR	---	+2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP/LIFT- FIRE DOOR DG- SOUL DOOR	+100	+2400
FD3	1100x2400	REFUGE SIDE	FIRE DOOR	---	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	---	+2400
FD5	750x2700	ELECTICAL/PLUMBING SHAFT	FIRE DOOR	+100	+2400
FD6	500x2700	GMF	FIRE DOOR	+100	+2400
SD1	4300x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	4775x2400	LIVING/DINING	AL SLIDING DOOR	---	+2400
SD1	4012x2400	LIVING/DINING	AL SLIDING DOOR	---	+2400
SD4	3700x2400	BED ROOM/LIVING/DINING	AL SLIDING DOOR	---	+2400
SD1	3760x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD6	3550x2400	LIVING/DINING/LOUNGE	AL SLIDING DOOR	---	+2400
SD1	3350x2400	LIVING/DINING	AL SLIDING DOOR	---	+2400
SD4	3275x2400	LIVING/DINING	AL SLIDING DOOR	---	+2400
SD6	2960x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	2750x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	2700x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	2700x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	2425x2400	BED ROOM	AL SLIDING DOOR	---	+2400
SD1	2425x2400	MULTI P. ROOM	AL SLIDING DOOR	---	+2400
D1	750x2400	DOOR	DOOR CUM WINDOW	---	+2400
DW1	900x1200	KITCHEN WINDOW		+1200	+2400
W7	2845x1200	BED ROOM	AL GLAZED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL GLAZED WINDOW	+1200	+2400
W7	1150x1200	DNC	AL GLAZED WINDOW	+1200	+2400
W4	1500x1200	TOILET	AL GLAZED WINDOW	+1200	+2400
W5	1330x1500	DNC	LOUVER/ARMOUR	+1200	+2400
W1	2100x1500	BED ROOM	AL GLAZED WINDOW	+900	+2400
V1	600x1200	TOILET	VENTILATOR	+1200	+2400

LINTEL WITH FFL

S.No.	PLUMBING LEGEND :-
(S)	SOIL PIPE
(W)	WASTE PIPE
(V)	KITCHEN WASTE PIPE
(VP)	VENT PIPE
(B)	BALCONY RAIN WATER PIPE
(R)	RAIN WATER PIPE
(G)	DOMESTIC WATER SUPPLY(GOES/OVERHEAD TANKS) FLOOR.
(LG)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 16TH FLOOR.
(HG)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 16TH TO 27TH FLOOR.
(GP)	DOMESTIC WATER SUPPLY(BY GRAVITY/EXPRESS) ZONE.
(FG)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 16TH FLOOR.
(FP)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 16TH TO 27TH FLOOR.
(FX)	FLUSHING WATER SUPPLY(BY GRAVITY/EXPRESS) ZONE.
(FT)	HOT WATER SUPPLY (BOOSTERED FROM TOILET FOR TOP FIVE FLOOR).
(T)	DOMESTIC WATER SUPPLY RISER FOR SPL TANK.
(FF)	FLUSHING WATER SUPPLY RISER FOR SPL TANK.
(SP)	RAIN WATER PIPE.
(SV)	VENT PIPE.
(SW)	SOIL/WASTE PIPE.
(SV)	VENT PIPE

32ND FLOOR
NO OF UNITS=1
LVL+107550
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

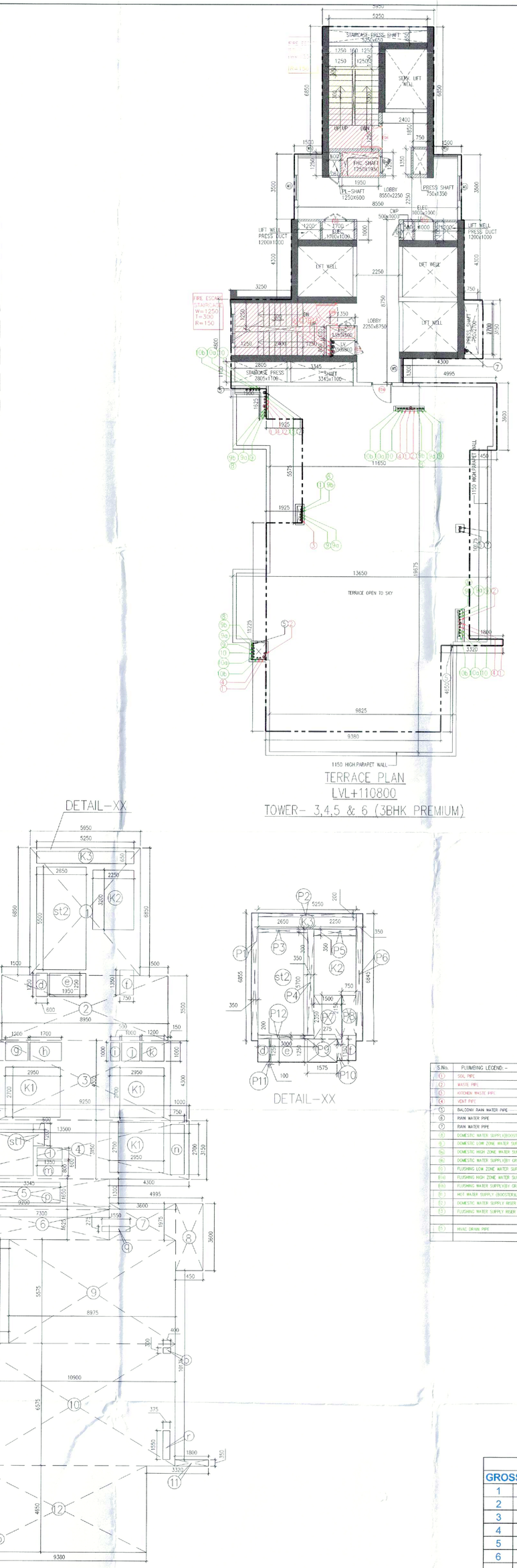
SCHEDULE OF DOOR + WINDOWS				
SCHEDULE OF OPENINGS				
TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM FFL / FROM FFL
D1	1800x2400	ENTRY DOOR	AL GLAZED DOOR	--- / +2400
D2	1000x2400	LIFT LOBBY	FIRE DOOR -1HR	--- / +2400
D3	1800x2400	MASTER ROOM/SERVANT ROOM	FIRE DOOR -1HR	--- / +2400
D11	900x2400	BED ROOM	MOULDED DOOR	--- / +2400
D12	900x2400	KITCHEN	AL GLAZED DOOR	--- / +2400
D4	750x2100	TOILET	METAL DOOR	+100 / +2400
D5	750x2400	TOILET	MOULDED DOOR	--- / +2400
D6	750x2400	TOILET	MOULDED DOOR (SLIDING DOOR)	--- / +2400
D7A	750x2400	SERVANT ROOM	AL GLAZED DOOR	--- / +2400
FD1	1800x2400	EQ RM/PUMP RM ELEC. RM/ENG RM	EQ-FIRE/ACOUSTICS DOOR	--- / +2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR INC-METAL DOOR	+100 / +2400
FD3	1100x2400	PHYSIC AREA	FIRE DOOR	--- / +2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	--- / +2400
FD5	750x2300	ELECTRICAL/W/SV/CMP SHAFT	FIRE DOOR	+700 / +2400
FD6	750x2300	CMP	FIRE DOOR	+700 / +2400
SD1	1370x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD2	4275x2400	LIVING/DINING	AL SLIDING DOOR	--- / +2400
SD3	7925x2400	LIVING/DINING	AL SLIDING DOOR	--- / +2400
SD4	3810x2400	BED ROOM/LIVING/DINING	AL SLIDING DOOR	--- / +2400
SD5	3150x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD6	3550x2400	LIVING/DINING/LOUNGE	AL SLIDING DOOR	--- / +2400
SD7	3336x2400	LIVING/DINING	AL SLIDING DOOR	--- / +2400
SD8	3675x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD9	2850x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD10	2700x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD11	2850x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD12	2150x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD13	1425x2400	BED ROOM	AL SLIDING DOOR	--- / +2400
SD14	3775x2400	MULTI P ROOM	AL SLIDING DOOR	--- / +2400
DW1	750x2400 600x1200	DOOR / KITCHEN WINDOW	DOOR CUM WINDOW	--- / +2400 +1200
W1	2980x1500	BED ROOM	AL GLAZED WINDOW	+700 / +2400
W2	1500x1200	KITCHEN	AL GLAZED WINDOW	+1200 / +2400
W3	1500x1500	LMR	AL GLAZED WINDOW	+1200 / +2400
W4	1500x1500	STAIRCASE	AL GLAZED WINDOW	+900 / +2400
W5	1300x1500	LOBBY	LOUVER/WINDOW	+900 / +2400
W5	900x1500	BED ROOM	AL GLAZED WINDOW	+700 / +2400
V1	600x1200	TOILET	VENTILATOR LEVELS WRT FFL	+1200 / +2400

TOWER -3,4,5, & 6, 32ND FLOOR AREA CALCULATION									
GROSS - A									
1	=	1	X	5.950	X	6.850	=	40.758	SQM
2	=	1	X	8.950	X	3.500	=	31.325	SQM
3	=	1	X	9.250	X	4.300	=	39.775	SQM
4	=	1	X	13.500	X	3.150	=	42.525	SQM
5	=	1	X	9.200	X	1.650	=	15.180	SQM
6	=	1	X	7.300	X	1.625	=	11.863	SQM
7	=	1	X	3.600	X	1.975	=	7.110	SQM
8	=	1	X	1.450	X	3.600	=	5.220	SQM
9	=	1	X	8.975	X	5.575	=	50.036	SQM
10	=	1	X	10.900	X	6.575	=	71.668	SQM
11	=	1	X	1.800	X	0.350	=	0.630	SQM
12	=	1	X	9.380	X	4.650	=	43.617	SQM
						TOTAL	=	359.705	SQM
GROSS -B									
b	=	2	X	0.300	X	0.400	=	0.240	SQM
d	=	1	X	0.600	X	1.250	=	0.750	SQM
e	=	1	X	1.950	X	1.250	=	2.438	SQM
f	=	1	X	0.750	X	1.350	=	1.013	SQM
g	=	1	X	1.200	X	1.000	=	1.200	SQM
h	=	1	X	1.700	X	1.000	=	1.700	SQM
i	=	1	X	0.500	X	1.000	=	0.500	SQM
j	=	1	X	1.000	X	1.000	=	1.000	SQM
k	=	1	X	1.200	X	1.000	=	1.200	SQM
l	=	1	X	1.350	X	0.600	=	0.810	SQM
m	=	1	X	1.350	X	0.800	=	1.080	SQM
n	=	1	X	0.750	X	2.700	=	2.025	SQM
o	=	1	X	2.805	X	1.100	=	3.086	SQM
p	=	1	X	3.345	X	1.100	=	3.680	SQM
q	=	1	X	1.550	X	0.275	=	0.426	SQM
r	=	1	X	0.375	X	1.550	=	0.581	SQM
k1	=	3	X	2.950	X	2.700	=	23.895	SQM
k2	=	1	X	2.250	X	3.200	=	7.200	SQM
k3	=	1	X	5.250	X	0.650	=	3.413	SQM
						TOTAL	=	56.235	SQM
GROSS -C									
st	=	1	X	4.900	X	2.795	=	13.696	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.850	X	5.500	=	14.575	SQM
						TOTAL	=	28.991	SQM

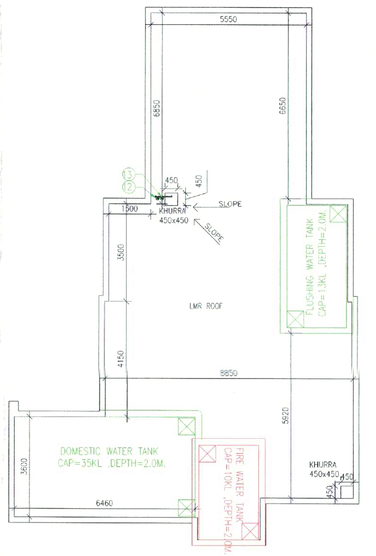
32ND FLOOR AREA	=	GROSS-A	-	GROSS-B	-	GROSS-C		
	=	359.705	-	56.235	-	28.991		
TOTAL	=	274.480	SQM	GROSS-D				
TOTAL BUIL- UP AREA	=	GROSS-D	+	GROSS-C				
	=	274.480	+	28.991				
TOTAL	=	303.470	SQM					

TOWER - 3,4,5, & 6 32ND FLOOR AREA CALCULATION									
GROSS -XX									
P1	=	1	X	6.850	X	0.350	=	2.398	SQM
P2	=	1	X	5.250	X	0.200	=	1.050	SQM
P3	=	1	X	2.850	X	0.200	=	0.570	SQM
P4	=	1	X	8.700	X	0.350	=	3.045	SQM
P5	=	1	X	2.250	X	0.350	=	0.788	SQM
P6	=	1	X	6.850	X	0.850	=	2.398	SQM
P7	=	1	X	1.900	X	2.350	=	3.925	SQM
P8	=	1	X	6.750	X	2.150	=	1.613	SQM
P9	=	1	X	1.375	X	1.250	=	1.969	SQM
P10	=	1	X	6.150	X	0.375	=	0.318	SQM
P11	=	1	X	0.100	X	1.250	=	0.125	SQM
P12	=	1	X	3.600	X	0.350	=	0.630	SQM
						TOTAL	=	17.305	SQM

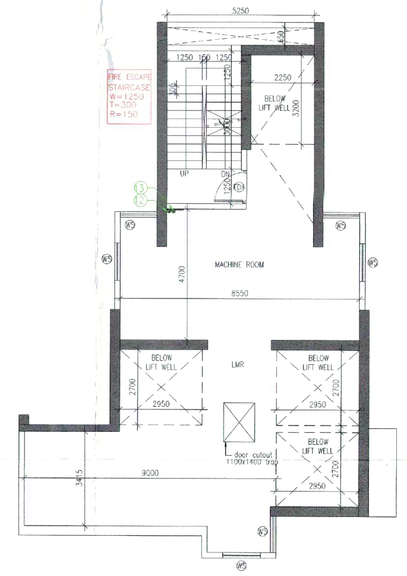
32ND FLOOR AREA	=	GROSS-D	+	GROSS-C				
	=	274.480	+	17.305				
TOTAL	=	257.175	SQM	GROSS-E				
TOTAL BUIL- UP AREA	=	GROSS-E	+	GROSS-YY	+			
	=	257.175	+	17.305				
TOTAL	=	303.470	SQM					



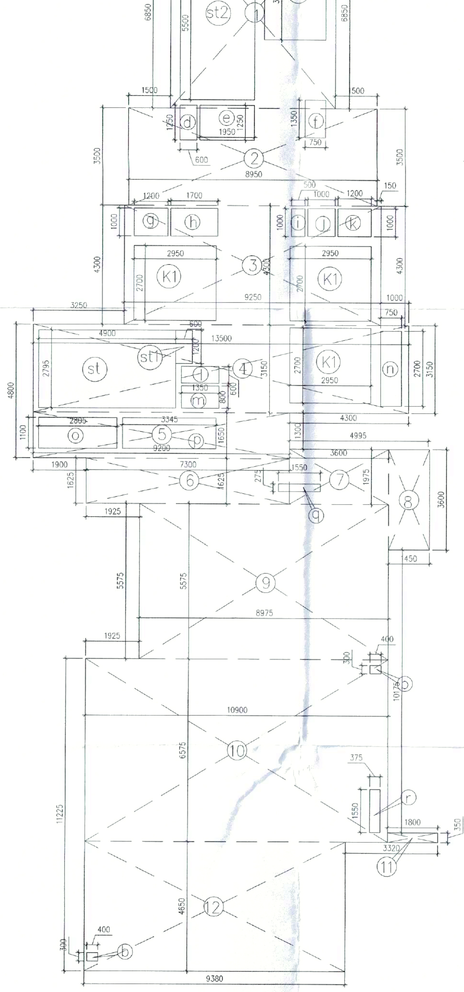
TERRACE PLAN
LVL+110800
TOWER- 3,4,5 & 6 (3BHK PREMIUM)



LMR FLOOR PLAN
LVL+113500
TOWER- 3,4,5 & 6 (3BHK PRIMUM)



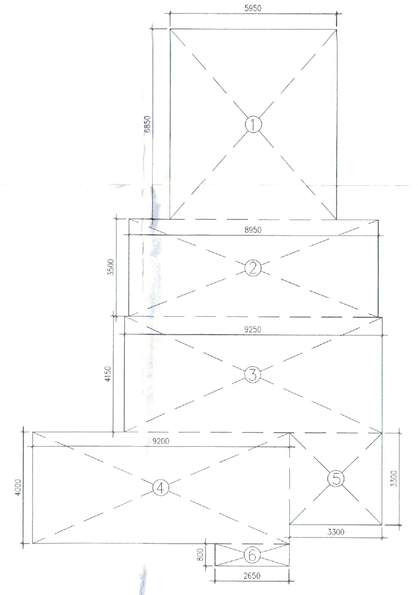
LMR ROOF PLAN
LVL+116800
TOWER- 3,4,5 & 6 (3BHK PRIMUM)



32RD FLOOR
TOWER- 3,4,5 & 6 (3BHK PRIMUM)

DETAIL-XX

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(OVERHEAD)FOR THREE FLOORS)
(9)	DOMESTIC LOW ZONE WATER SUPPLY(GRAVITY) GROUND TO 10TH FLOOR
(9a)	DOMESTIC HIGH ZONE WATER SUPPLY(GRAVITY) 11TH TO 17TH FLOOR
(9b)	DOMESTIC WATER SUPPLY(BY GRAVITY)REFUGE FLR
(10)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 10TH FLOOR
(10a)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 11TH TO 17TH FLOOR
(10b)	FLUSHING WATER SUPPLY(BY GRAVITY)REFUGE FLR
(11)	HOT WATER SUPPLY (BOOSTER)ONE FROM SOLAR FOR TOP FIVE FLOORS
(12)	DOMESTIC WATER SUPPLY WATER FOR 21K TANK
(13)	FLUSHING WATER SUPPLY WATER FOR 12K TANK
(14)	
(15)	MAIN DRAIN PIPE



MUMTY MACHINE ROOM
TOWER- 3,4,5 & 6 (3BHK PRIMUM)

MUMTY / MACHINE ROOM AREA CALCULATION									
GROSS - A									
1	=	1	X	5.950	X	6.850	=	40.758	SQM
2	=	1	X	8.950	X	3.500	=	31.325	SQM
3	=	1	X	9.250	X	4.150	=	38.388	SQM
4	=	1	X	9.250	X	4.000	=	37.000	SQM
5	=	1	X	3.300	X	3.300	=	10.890	SQM
6	=	1	X	2.650	X	0.800	=	2.120	SQM
						TOTAL	=	160.480	SQM

N
NORTH

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. — DTP.(HQ)
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C. — ATP(HQ)
AD — PA — ATP
Rajender Singh JDT(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

...n Avenue Limited
Authorised Signatory

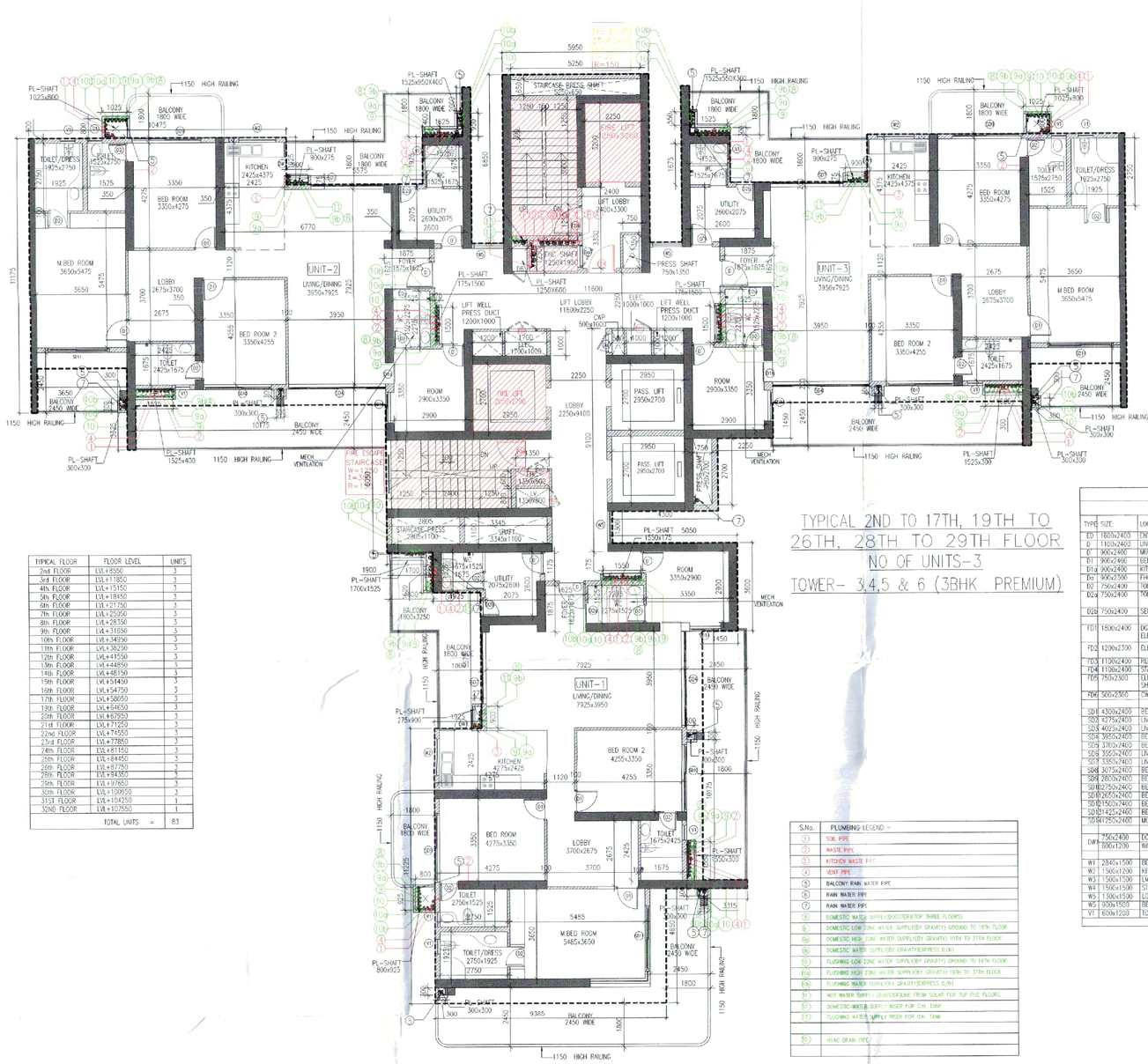
ARCHITECT'S SEAL & SIGNATURE

Ar. ... Kumar
CA/2010/...
...ised and found to be fit for Public Health (Internal) Survey only. Not to be commercially ...
Forwarding letter No. 3041/23 Dt. 23/3/24

JUNE.-2024. Scale : 1:100

Drawing Title:-
TOWER-3,4,5 & 6
32ND FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM
MUMTY MACHINE ROOM PLAN & AREA DIAGRAM

Drawing No:-
C-06



TYPICAL 2ND TO 17TH, 19TH TO 26TH, 28TH TO 29TH FLOOR
NO OF UNITS-3
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

TYPICAL FLOOR	FLOOR LEVEL	UNITS
2nd FLOOR	LVL+8500	3
3rd FLOOR	LVL+11800	3
4th FLOOR	LVL+15100	3
5th FLOOR	LVL+18400	3
6th FLOOR	LVL+21700	3
7th FLOOR	LVL+25000	3
8th FLOOR	LVL+28300	3
9th FLOOR	LVL+31600	3
10th FLOOR	LVL+34900	3
11th FLOOR	LVL+38200	3
12th FLOOR	LVL+41550	3
13th FLOOR	LVL+44850	3
14th FLOOR	LVL+48150	3
15th FLOOR	LVL+51450	3
16th FLOOR	LVL+54750	3
17th FLOOR	LVL+58050	3
19th FLOOR	LVL+64650	3
20th FLOOR	LVL+67950	3
21st FLOOR	LVL+71250	3
22nd FLOOR	LVL+74550	3
23rd FLOOR	LVL+77850	3
24th FLOOR	LVL+81150	3
25th FLOOR	LVL+84450	3
26th FLOOR	LVL+87750	3
28th FLOOR	LVL+94350	3
29th FLOOR	LVL+97650	3
30th FLOOR	LVL+100950	3
31ST FLOOR	LVL+104250	3
32ND FLOOR	LVL+107550	3
TOTAL UNITS =		83

SCHEDULE OF DOORS + WINDOWS

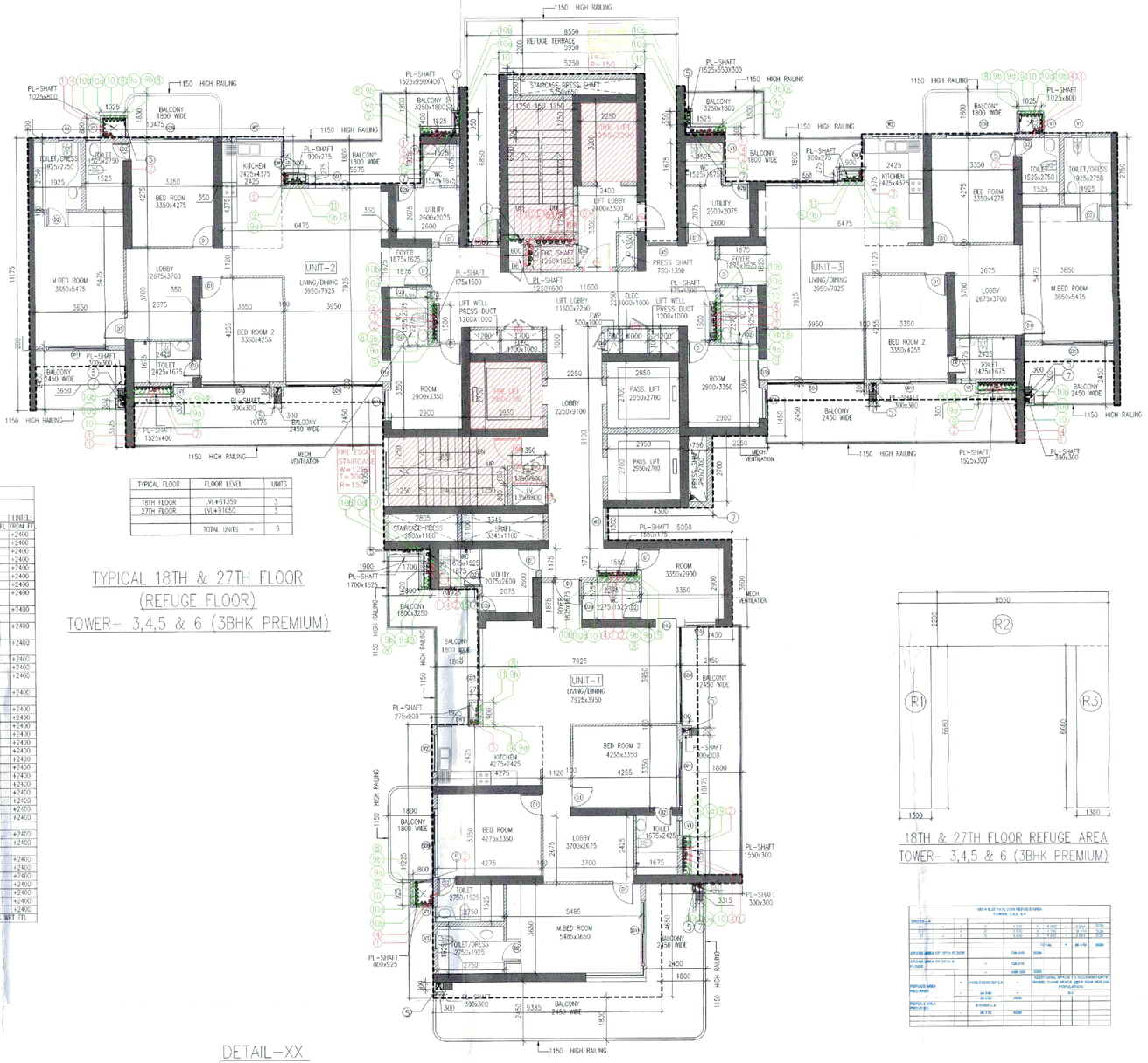
SCHEDULE OF OPENINGS

TYPE	SIZE:	LOCATION:	DESCRIPTION:	QU:	LEVEL: FROM FFL	LEVEL: FROM FFL
D1	1052X2405	UNIT ENTRY	FIRE DOOR - 1HR	---	+2400	
D	1052X2405	UNIT ENTRY	FIRE DOOR - 1HR	---	+2400	
D1	900X2400	MULTI P. ROOM/SERVANT ROOM	FIRE DOOR - 1HR	---	+2400	
D1a	900X2400	BED ROOM	MOULDED DOOR	---	+2400	
D1b	900X2400	KITCHEN	AL. GLAZED DOOR	---	+2400	
D1c	900X2100	FHC	METAL DOOR	+100	+2400	
D2	750X2400	TOILET	MOULDED DOOR	---	+2400	
D2a	750X2400	TOILET	MOULDED DOOR / SLIDING DOOR	---	+2400	
D2b	750X2400	SERVANT ROOM	AL. GLAZED DOOR	---	+2400	
FD1	1800X2400	DG PIA/PUMP RM ELEC. RM/OMC RM	DG-FIRE/ACOUSTICS DOOR	---	+2400	
FD2	1200X2700	ELECTRICAL SHAFT	PUMPLESS-FIRE DOOR / SMC METAL DOOR	+100	+2400	
FD3	1120X2400	REFUSAL AREA	FIRE DOOR	---	+2400	
FD4	1150X2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	---	+2400	
FD5	750X2300	ELECTRICAL/AV/DVSMP SHAFT	FIRE DOOR	+100	+2400	
FD6	500X2300	CMP	FIRE DOOR	+100	+2400	
D3	4300X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3a	4275X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400	
D3b	4925X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400	
D3c	3955X2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	---	+2400	
D3d	3150X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3e	3550X2400	LIVING/DINING/LOUNGE	AL. SLIDING DOOR	---	+2400	
D3f	1050X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400	
D3g	3075X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3h	2850X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3i	2750X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3j	3075X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3k	2150X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3l	4125X2400	BED ROOM	AL. SLIDING DOOR	---	+2400	
D3m	1350X2400	MULTI P. ROOM	AL. SLIDING DOOR	---	+2400	
DWR	2562X2400	DOOR CUM KITCHEN WINDOW	DOOR CUM WINDOW	--- +1200	+2400	
W1	2340X1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400	
W2	1500X1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400	
W3	1500X1200	LIBR	AL. GLAZED WINDOW	+900	+2400	
W4	1500X1500	STAIRCASE	AL. GLAZED WINDOW	+900	+2400	
W5	1200X1200	LOBBY	LOUVER WINDOW	+900	+2400	
W5	1050X1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400	
V1	600X1200	TOILET	VENTILATOR	+1200	+2400	
				LEVELS WRT FFL		

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RWP/ WASTE PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC W.S.P. SUPPLY (DISCONTINUOUS FROM SUMP FOR TOP THREE FLOORS)
(8a)	DOMESTIC LOW ZONE WATER SUPPLY(24 HRS SUPPLY) GRAVITY GROUND TO 16TH FLOOR
(8b)	DOMESTIC HIGH ZONE WATER SUPPLY(24 HRS SUPPLY) GRAVITY 17TH TO 27TH FLOOR
(8c)	DOMESTIC WATER SUPPLY(24 HRS SUPPLY) GRAVITY(PENTHOUSE)
(9)	FLUSHING LOW ZONE WATER SUPPLY(24 HRS SUPPLY) GRAVITY GROUND TO 16TH FLOOR
(9a)	FLUSHING HIGH ZONE WATER SUPPLY(24 HRS SUPPLY) GRAVITY 17TH TO 27TH FLOOR
(9b)	FLUSHING WATER SUPPLY(24 HRS SUPPLY)GRAVITY(PENTHOUSE)
(9c)	HOT WATER SUPPLY (DISCONTINUOUS FROM SOLAR FOR TOP FIVE FLOORS)
(10)	DOMESTIC WATER SUPPLY INLET FOR OH TANK
(11)	FLUSHING WATER SUPPLY INLET FOR OH TANK
(12)	
(13)	HVAC DRAIN PIPE

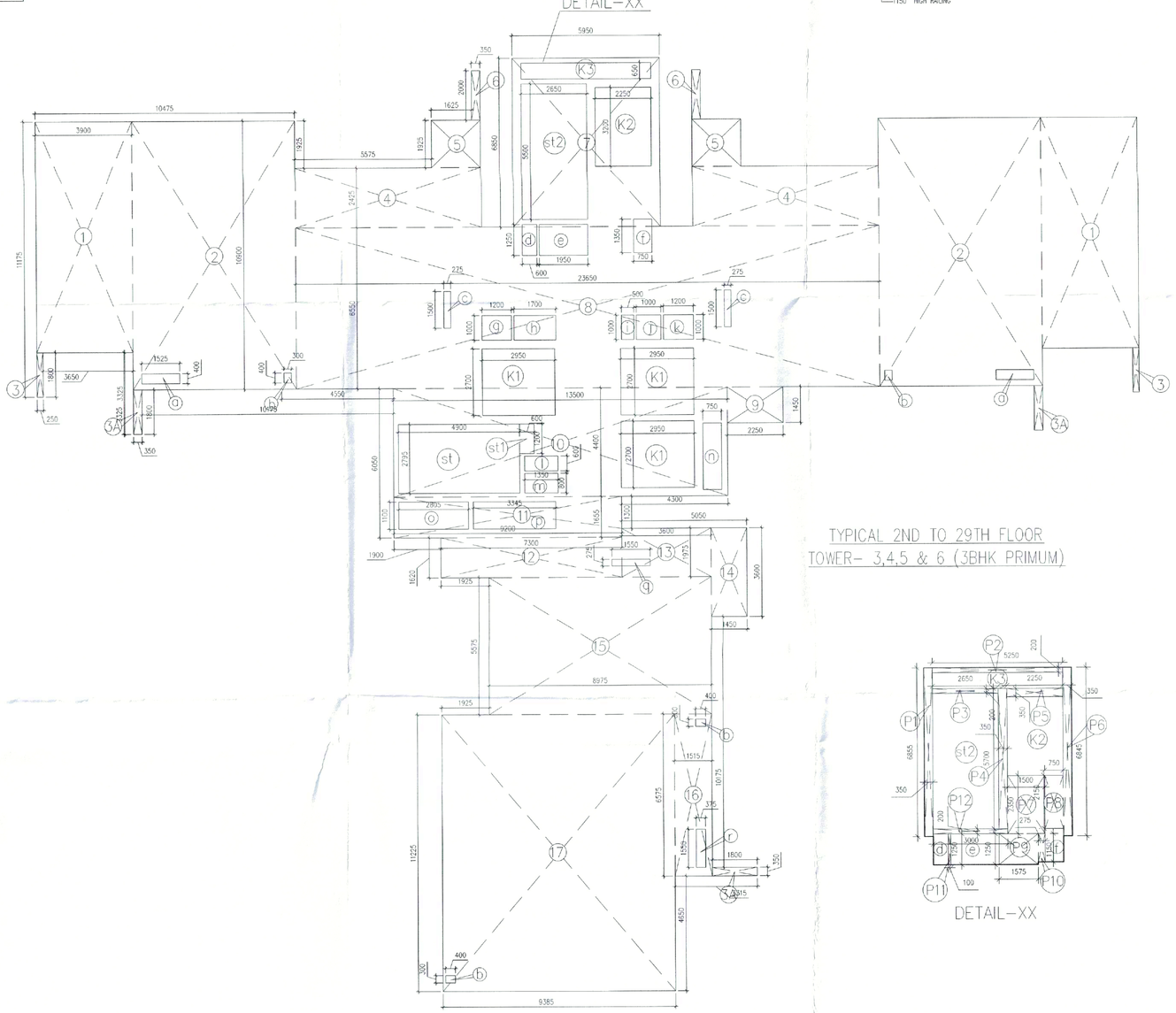
TYPICAL FLOOR	FLOOR LEVEL	UNITS
18TH FLOOR	LVL+61350	3
27th FLOOR	LVL+91850	3
TOTAL UNITS =		6

TYPICAL 18TH & 27TH FLOOR
(REFUGE FLOOR)
TOWER- 3,4,5 & 6 (3BHK PREMIUM)



18TH & 27TH FLOOR REFUGE AREA
TOWER- 3,4,5 & 6 (3BHK PREMIUM)

DETAIL-XX



TYPICAL 2ND TO 29TH FLOOR
TOWER- 3,4,5 & 6 (3BHK PRIMUM)

DETAIL-XX

TOWER -3,4,5, && TYPICAL 2ND TO 29TH FLOOR AREA CALCULATION

GROSS - A									
1	=	2	X	3.900	X	9.375	=	73.125	SQM
2	=	2	X	6.575	X	10.900	=	143.335	SQM
3	=	2	X	1.800	X	0.250	=	0.900	SQM
3A	=	3	X	1.800	X	0.350	=	1.890	SQM
4	=	2	X	7.550	X	2.425	=	36.618	SQM
5	=	2	X	1.975	X	1.925	=	7.904	SQM
6	=	2	X	0.350	X	2.000	=	1.400	SQM
7	=	1	X	5.950	X	6.850	=	40.758	SQM
8	=	1	X	23.650	X	6.550	=	154.908	SQM
9	=	1	X	2.250	X	1.450	=	3.263	SQM
10	=	1	X	13.500	X	4.400	=	59.400	SQM
11	=	1	X	9.200	X	1.665	=	15.318	SQM
12	=	1	X	7.300	X	1.620	=	11.826	SQM
13	=	1	X	3.600	X	1.975	=	7.110	SQM
14	=	1	X	1.450	X	3.600	=	5.220	SQM
15	=	1	X	8.975	X	5.575	=	50.036	SQM
16	=	1	X	1.515	X	6.575	=	9.961	SQM
17	=	1	X	9.385	X	11.225	=	105.347	SQM
						TOTAL	=	**728.016**	**SQM**
GROSS -B									
a	=	2	X	1.525	X	0.400	=	1.220	SQM
b	=	4	X	0.700	X	0.400	=	0.560	SQM
c	=	2	X	0.275	X	1.500	=	0.825	SQM
d	=	1	X	0.600	X	1.250	=	0.750	SQM
e	=	1	X	1.950	X	1.250	=	2.438	SQM
f	=	1	X	0.750	X	1.350	=	1.013	SQM
g	=	1	X	1.200	X	1.000	=	1.200	SQM
h	=	1	X	1.700	X	1.000	=	1.700	SQM
i	=	1	X	0.500	X	1.000	=	0.500	SQM
j	=	1	X	1.000	X	1.000	=	1.000	SQM
k	=	1	X	1.200	X	1.000	=	1.200	SQM
l	=	1	X	1.350	X	0.600	=	0.810	SQM
m	=	1	X	1.350	X	0.600	=	1.080	SQM
n	=	1	X	0.750	X	2.700	=	2.025	SQM
o	=	1	X	2.805	X	1.100	=	3.086	SQM
p	=	1	X	3.340	X	1.100	=	3.680	SQM
q	=	1	X	1.550	X	0.275	=	0.426	SQM
r	=	1	X	0.375	X	1.550	=	0.581	SQM
k1	=	3	X	2.950	X	2.700	=	23.895	SQM
k2	=	1	X	2.250	X	3.200	=	7.200	SQM
k3	=	1	X	5.250	X	0.650	=	3.413	SQM
						TOTAL	=	**56.520**	**SQM**
GROSS -C									
st	=	1	X	4.900	X	2.795	=	13.696	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	**28.991**	**SQM**

TOTAL TYPICAL 2ND TO 29TH FLOOR FAR AREA	=	GROSS-A	-	GROSS-B	-	GROSS-C
	=	**728.016**	-	**56.520**	-	**28.991**
TOTAL	=	**640.506**	**SQM**	GROSS-D		
TOTAL BUIL-UP AREA	=	GROSS-D	+	GROSS-C		
	=	**640.506**	+	**28.991**		
TOTAL	=	**669.496**	**SQM**			

TOWER -3,4,5, & 6 - 2ND TO 29TH TYPICAL FLOOR AREA CALCULATION

GROSS -XX								
P1	=	1	X	6.865	X	0.350	=	2.399	SQM
P2	=	1	X	5.250	X	0.200	=	1.050	SQM
P3	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	5.700	X	0.350	=	1.995	SQM
P5	=	1	X	2.250	X	0.350	=	0.788	SQM
P6	=	1	X	9.300	X	6.845	=	2.395	SQM
P7	=	1	X	1.500	X	2.350	=	3.525	SQM
P8	=	1	X	0.750	X	2.150	=	1.613	SQM
P9	=	1	X	1.575	X	1.250	=	1.969	SQM
P10	=	1	X	1.150	X	0.275	=	0.316	SQM
P11	=	1	X	0.150	X	1.250	=	0.125	SQM
P12	=	1	X	3.000	X	0.200	=	0.600	SQM
						TOTAL	=	**17.305**	**SQM**

TOTAL TYPICAL 2ND TO 29TH FLOOR FAR AREA	=	GROSS-D	-	GROSS-XX		
	=	**640.506**	-	**17.305**		
TOTAL	=	**623.201**	**SQM**	GROSS-E		
TOTAL BUIL-UP AREA	=	GROSS-E	+	GROSS-XX	+	GROSS-
	=	**623.201**	+	**17.305**	+	28.99
TOTAL	=	**669.496**	**SQM**			

Note -

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

AD | PA | ATP
DTP(HQ) | ATP(HQ)

TO BE READ WITH THIS OFFICE MEMO.NO.: DATED: -

Town & Country Planning Department, Haryana (CHD)

N
NORTH

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) Dy. Chief BPAC

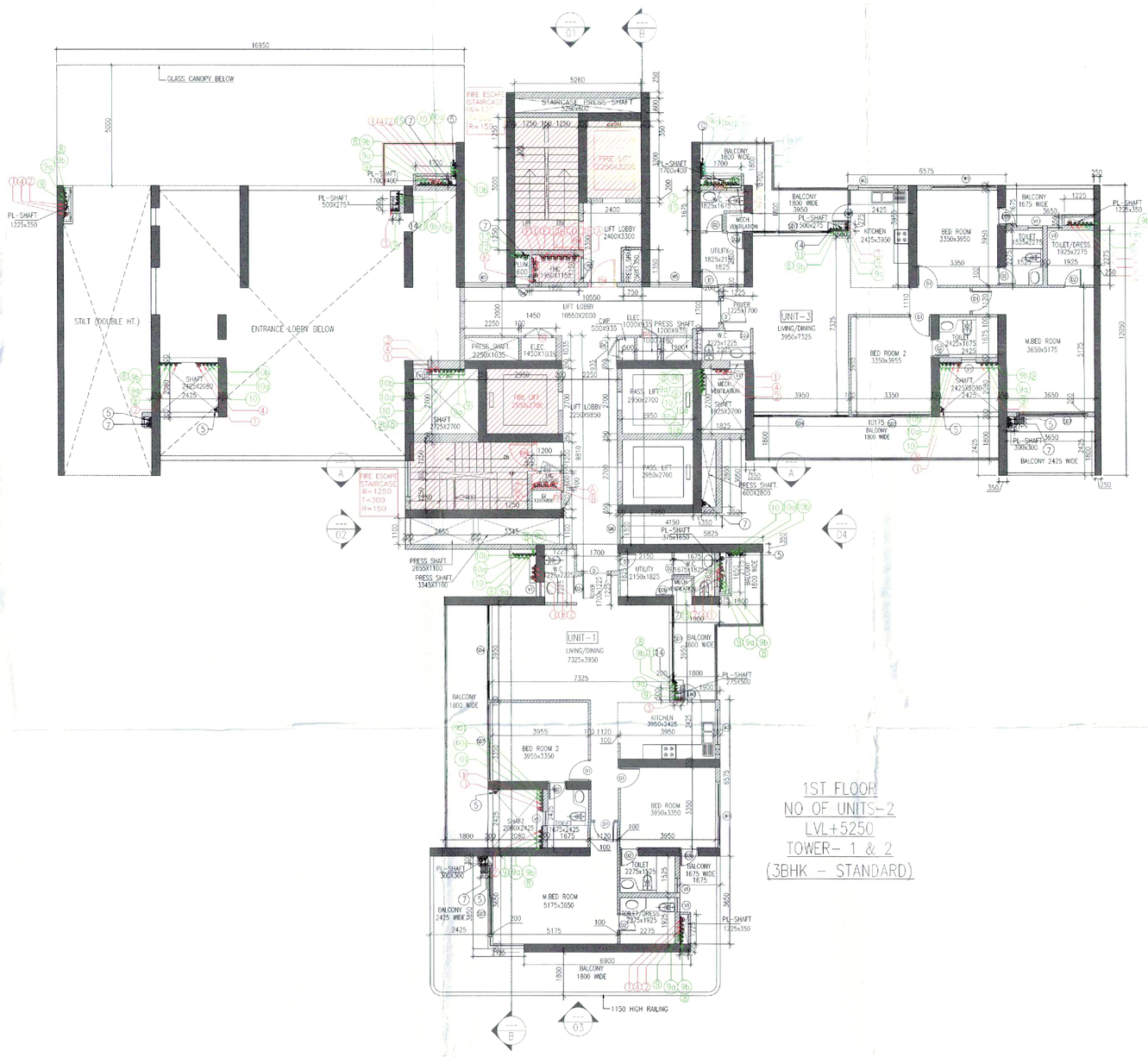
Ar. Ravinder Kumar
CA/2013/55971

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 2317/24 Dtd. 30/1/23

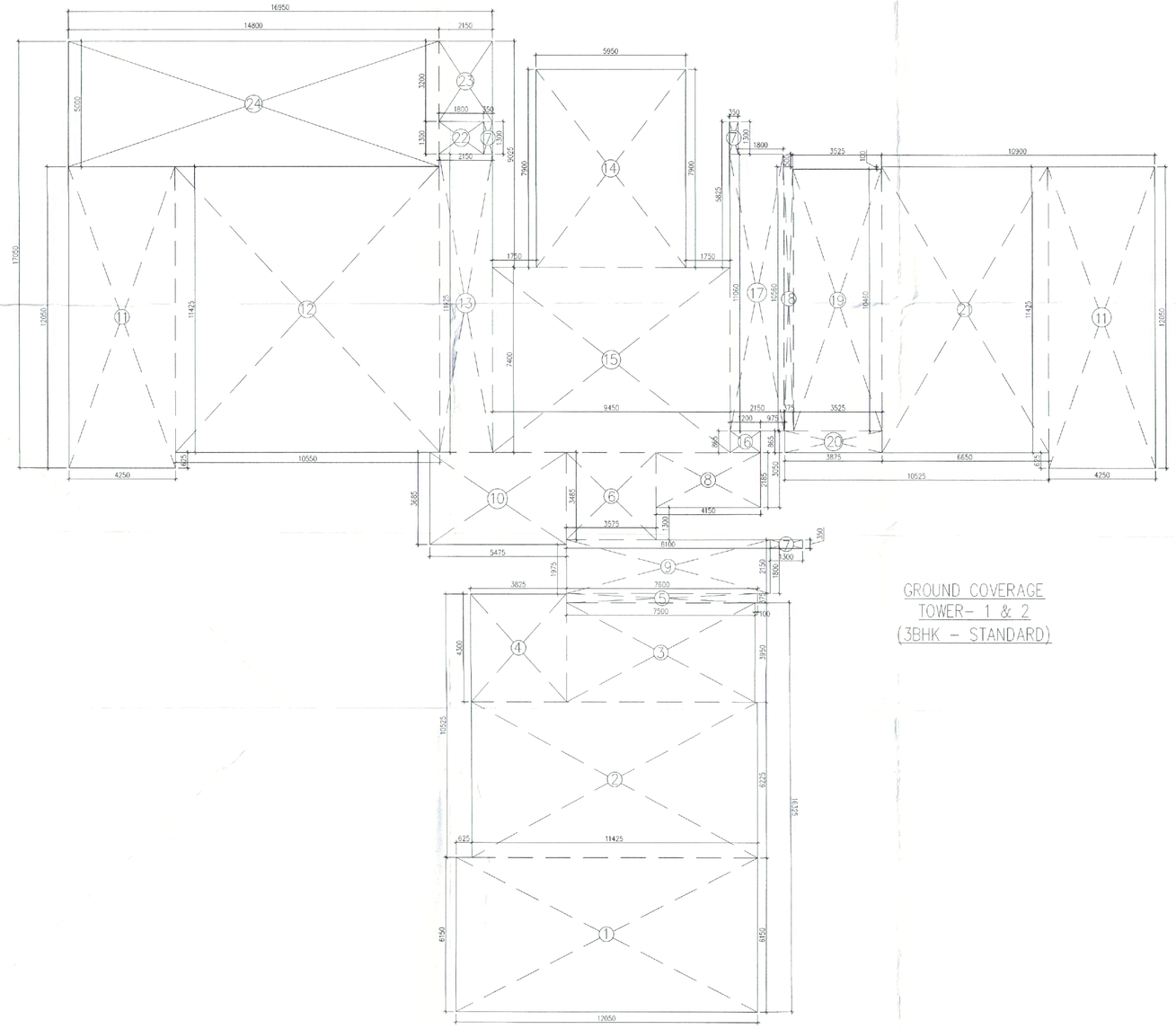
JUNE-2024. | Scale:- 1:100

Drawing Title:-
TOWER-3,4,5 & 6
TYPICAL FLOOR PLAN (2ND TO 17TH FLOOR, 19TH TO 26TH, 28TH TO 29TH FLOOR)
REFUGE FLOOR PLAN (18TH & 27TH FLOOR)
& FAR AREA CALCULATION - DIAGRAM

Drawing No:- C-03



1ST FLOOR
NO OF UNITS-2
LVL+5250
TOWER- 1 & 2
(3BHK - STANDARD)



GROUND COVERAGE
TOWER- 1 & 2
(3BHK - STANDARD)

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

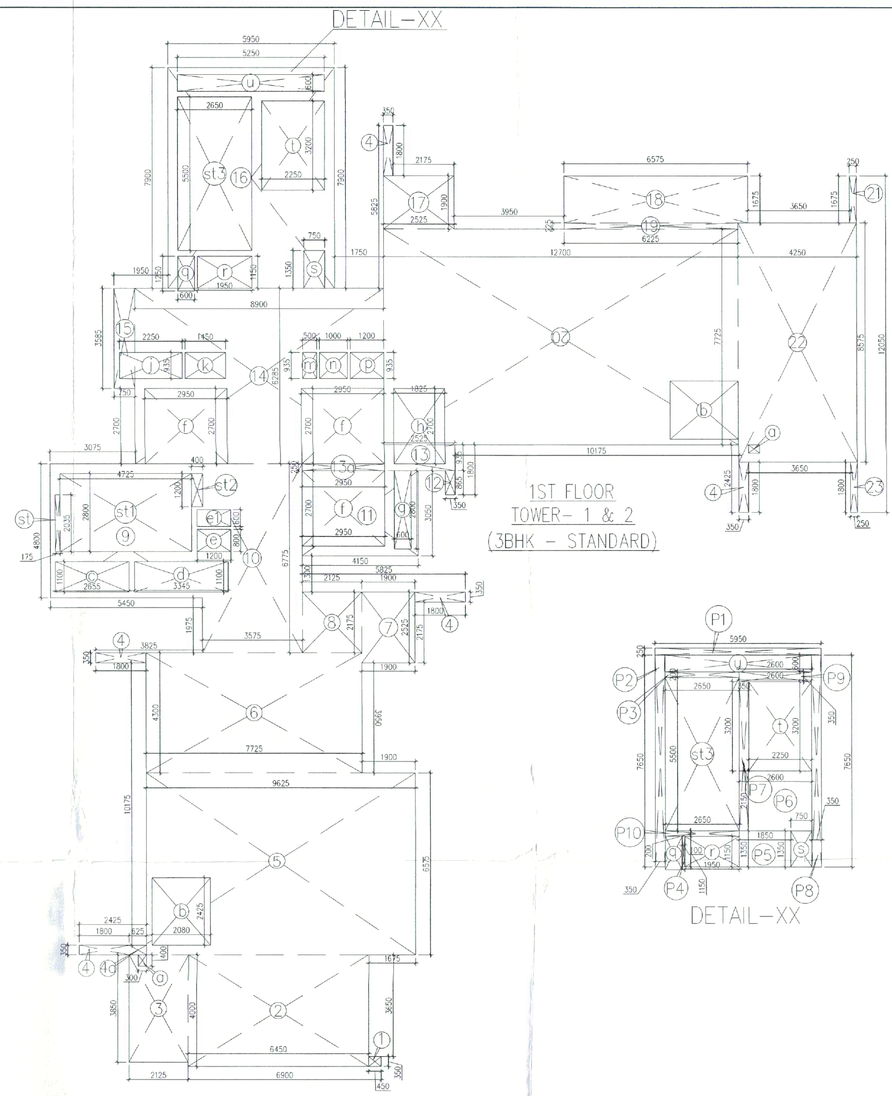
TYPE	SIZE	LOCATION:	DESCRIPTION:	SILL: FROM FFL	LINTEL: FROM FFL
ED	1800x2400	ENT.LOBBY	AL. GLAZED DOOR	--	+2400
D	1140x2400	UNIT ENTRY	FIRE DOOR - 1HR	--	+2400
D1	900x2400	MULTI.P. ROOM/SERVANT ROOM	FIRE DOOR - 1HR	--	+2400
D1	900x2400	BED ROOM	MOULDED DOOR	--	+2400
D1a	900x2400	KITCHEN	AL. GLAZED DOOR	--	+2400
D2	900x2300	FHC	METAL DOOR	+100	+2400
D2	750x2400	TOILET	MOULDED DOOR	--	+2400
D2a	750x2400	TOILET	MOULDED DOOR (SLIDING DOOR)	--	+2400
D2B	750x2400	SERVANT ROOM	AL. GLAZED DOOR	--	+2400
FD1	1800x2400	DG-TM/PUMP RM ELEC. RM/CWC RM	DG-FIRE/ACOUSTICS DOOR	--	+2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP.ELEC-FIRE DOOR GMS-METAL DOOR	+100	+2400
FD3	1100x2400	REFUGE AREA	FIRE DOOR	--	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	--	+2400
FD5	750x2300	ELECTRICAL/AU/LV/CWP SHAFT	FIRE DOOR	+100	+2400
FD6	500x2300	CWP	FIRE DOOR	+100	+2400
SD1	4300x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD2	4275x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD3	4025x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD4	3950x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD5	3700x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD6	3550x2400	LIVING/DINING/LOUNGE	AL. SLIDING DOOR	--	+2400
SD7	3350x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD8	3075x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD9	2800x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD10	2750x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD11	2550x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD12	1500x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD13	1420x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD14	1250x2400	MULTI.P. ROOM	AL. SLIDING DOOR	--	+2400
DW	750x2400 / 600x1200	DOOR CUM WINDOW	DOOR CUM WINDOW	-- / +1200	+2400 / +2400
W1	2940x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
W3	1500x1500	LMR	AL. GLAZED WINDOW	+900	+2400
W4	1500x1500	STAIRCASE	AL. GLAZED WINDOW	+900	+2400
W5	1300x1500	LOBBY	LOUVER/WINDOW	+900	+2400
W6	900x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
V1	600x1200	TOILET	VENTILATOR	+1200	+2400
				LEVELS WRT FFL	

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(BOOSTER/ROOFTOP TWO/THREE FLOORS)
(9)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(9a)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(9b)	DOMESTIC WATER SUPPLY(BY GRAVITY/EXPRESS D/N)
(10)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(10a)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(10b)	FLUSHING WATER SUPPLY(BY GRAVITY/EXPRESS D/N)
(11)	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
(11)	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
(12)	HVAC DRAIN PIPE

SN	FIRE FIGHTING PIPE LEGEND :-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

GROUND COVERAGE

GROSS - A									
1	=	1	X	12.050	X	6.150	=	74.108	SQM
2	=	1	X	11.425	X	6.225	=	71.121	SQM
3	=	1	X	7.500	X	3.950	=	29.625	SQM
4	=	1	X	3.825	X	4.300	=	16.448	SQM
5	=	1	X	7.600	X	0.375	=	2.850	SQM
6	=	1	X	8.100	X	2.150	=	17.415	SQM
7	=	3	X	1.300	X	0.350	=	1.365	SQM
8	=	1	X	4.150	X	2.185	=	9.068	SQM
9	=	1	X	3.485	X	3.575	=	12.459	SQM
10	=	1	X	5.475	X	3.685	=	20.175	SQM
11	=	2	X	4.250	X	12.050	=	102.425	SQM
12	=	1	X	10.550	X	11.425	=	120.534	SQM
13	=	1	X	2.150	X	11.925	=	25.639	SQM
14	=	1	X	5.950	X	7.900	=	47.005	SQM
15	=	1	X	9.450	X	7.400	=	69.930	SQM
16	=	1	X	1.200	X	0.865	=	1.038	SQM
17	=	1	X	2.150	X	11.060	=	23.779	SQM
18	=	1	X	10.560	X	0.375	=	3.960	SQM
19	=	1	X	3.525	X	10.460	=	36.872	SQM
20	=	1	X	3.875	X	0.865	=	3.352	SQM
21	=	1	X	6.650	X	11.425	=	75.976	SQM
22	=	1	X	1.800	X	1.300	=	2.340	SQM
23	=	1	X	2.150	X	3.200	=	6.880	SQM
24	=	1	X	14.800	X	5.000	=	74.000	SQM
						TOTAL	=	848.362	SQM
GROUND COVERAGE					=	GROSS - A			
					=	848.362	SQM		
ADD REFUGE AREA (PROVIDED)						38.990	SQM		
TOTAL GROUND COVERAGE						887.352	SQM		



FIRST FLOOR AREA CALCULATION

GROSS - A									
1	=	1	X	0.450	X	0.350	=	0.158	SQM
2	=	1	X	6.450	X	4.000	=	25.800	SQM
3	=	1	X	2.125	X	3.850	=	8.181	SQM
4	=	5	X	1.800	X	0.350	=	3.150	SQM
4a	=	1	X	0.625	X	0.350	=	0.219	SQM
5	=	1	X	9.625	X	6.575	=	63.284	SQM
6	=	1	X	7.725	X	4.300	=	33.218	SQM
7	=	1	X	1.900	X	2.525	=	4.798	SQM
8	=	1	X	2.125	X	2.175	=	4.622	SQM
9	=	1	X	5.450	X	4.800	=	26.160	SQM
10	=	1	X	3.575	X	6.775	=	24.221	SQM
11	=	1	X	4.150	X	3.050	=	12.658	SQM
12	=	1	X	0.350	X	0.865	=	0.303	SQM
13	=	1	X	2.525	X	0.935	=	2.361	SQM
13a	=	1	X	2.950	X	0.250	=	0.738	SQM
14	=	1	X	8.900	X	6.285	=	55.937	SQM
15	=	1	X	0.750	X	3.585	=	2.689	SQM
16	=	1	X	5.950	X	7.900	=	47.005	SQM
17	=	1	X	2.525	X	1.900	=	4.798	SQM
18	=	1	X	6.575	X	1.675	=	11.013	SQM
19	=	1	X	6.225	X	0.225	=	1.401	SQM
20	=	1	X	12.700	X	7.725	=	98.108	SQM
21	=	1	X	0.250	X	1.675	=	0.419	SQM
22	=	1	X	4.250	X	8.575	=	36.444	SQM
23	=	1	X	0.250	X	1.800	=	0.450	SQM
						TOTAL	=	468.130	SQM
GROSS -B									
a	=	2	X	0.300	X	0.400	=	0.240	SQM
b	=	2	X	2.080	X	2.425	=	10.088	SQM
c	=	1	X	2.855	X	1.100	=	2.921	SQM
d	=	1	X	3.345	X	1.100	=	3.680	SQM
e	=	1	X	1.200	X	0.800	=	0.960	SQM
e1	=	1	X	1.200	X	0.600	=	0.720	SQM
f	=	3	X	2.950	X	2.700	=	23.895	SQM
g	=	1	X	0.600	X	2.800	=	1.680	SQM
h	=	1	X	1.825	X	2.700	=	4.928	SQM
j	=	1	X	2.250	X	0.935	=	2.104	SQM
k	=	1	X	1.450	X	0.935	=	1.356	SQM
m	=	1	X	0.500	X	0.935	=	0.468	SQM
n	=	1	X	1.000	X	0.935	=	0.935	SQM
p	=	1	X	1.200	X	0.935	=	1.122	SQM
q	=	1	X	0.600	X	1.250	=	0.750	SQM
r	=	1	X	1.950	X	1.150	=	2.243	SQM
s	=	1	X	0.750	X	1.350	=	1.013	SQM
t	=	1	X	2.250	X	3.200	=	7.200	SQM
u	=	1	X	5.250	X	0.600	=	3.150	SQM
						TOTAL	=	69.450	SQM
GROSS -C									
st	=	1	X	0.175	X	2.035	=	0.356	SQM
st1	=	1	X	4.725	X	2.800	=	13.230	SQM
st2	=	1	X	0.400	X	1.200	=	0.480	SQM
st3	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	28.641	SQM

FAR AREA OF FIRST FLOOR				GROSS-A	-	GROSS-B	-	GROSS-C
			=	468.130	-	69.450	-	28.641
TOTAL			=	370.039	SQM	GROSS-D		
BUILT-UP AREA OF FIRST FLOOR			=	GROSS-D	+	GROSS-C		
			=	370.039	+	28.641		
TOTAL			=	398.680	SQM			

GROSS - XX									
P1	=	1	X	5.950	X	0.250	=	1.488	SQM
P2	=	1	X	0.350	X	7.650	=	2.678	SQM
P3	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	0.100	X	1.150	=	0.115	SQM
P5	=	1	X	1.850	X	1.350	=	2.498	SQM
P6	=	1	X	2.600	X	2.150	=	5.590	SQM
P7	=	1	X	0.350	X	3.200	=	1.120	SQM
P8	=	1	X	0.350	X	7.650	=	2.678	SQM
P9	=	1	X	2.600	X	0.350	=	0.910	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
						TOTAL	=	18.135	SQM

FAR AREA OF FIRST FLOOR				GROSS-D	-	GROSS-X		
			=	370.039	-	18.13		
TOTAL			=	351.904	SQM	GROSS-E		
BUILT-UP AREA OF FIRST FLOOR			=	GROSS-E	+	GROSS-C	+	GROSS-X
			=	351.904	+	28.641	+	18.13
TOTAL			=	398.680	SQ			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the ...

S.T.P.(NZ) Member Secretary B.P.A.C. | S.T.P.(S) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP (HQ) | ... (HQ)

THE HEAD MINISTERS OFFICE
FILE NO.:
DATED :

N

NORTH

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE
DD Rawat
Member
B.P.A.C.

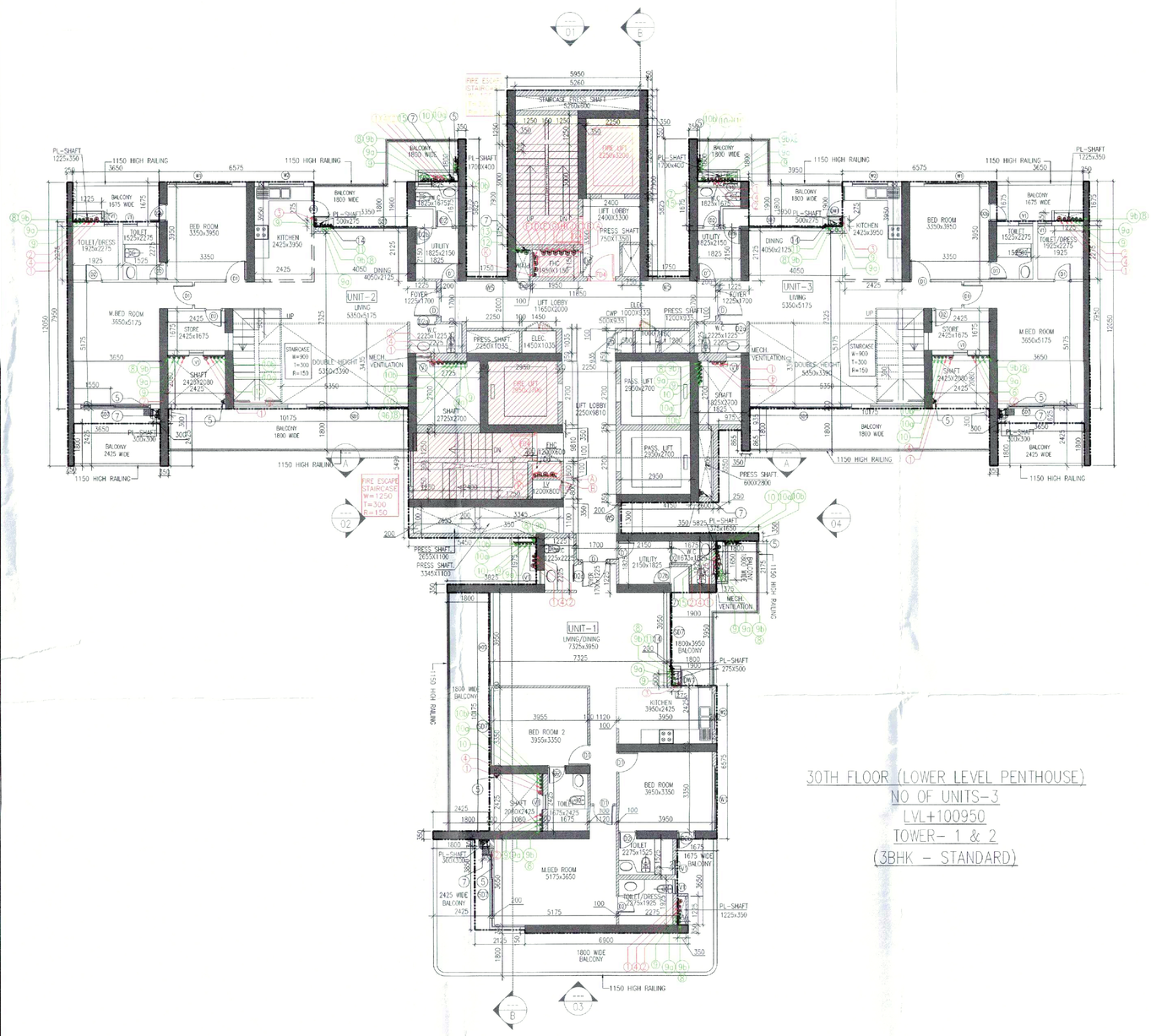
Ar. Ravinder Kumar
CA/2011/50321

Checked and passed as per Building Bye-laws (Internal) Section only. Subject to compliance of ... to be forwarded vide U.O. No. 3041/23 Dt. 22/7/24

JUNE.-2024. | Scale : 1:100

Drawing Title:-
TOWER-1 & 2
FIRST FLOOR PLAN , GROUND COVERAGE & FAR AREA CALCULATION - DIAGRAM

Drawing No:-
B - 02


UNIT-1
LIVING/DINING
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BALCONY
1800x3650
BED ROOM 2
3950x3350
KITCHEN
3950x2425
BED ROOM
3950x3350
M.BED ROOM
5975x3650
2425 WIDE BALCONY
1800 WIDE BALCONY
1150 HIGH RAILING
PL-SHAFT
1225x350
PL-SHAFT
1225x1225
PL-SHAFT
1225x1700
PL-SHAFT
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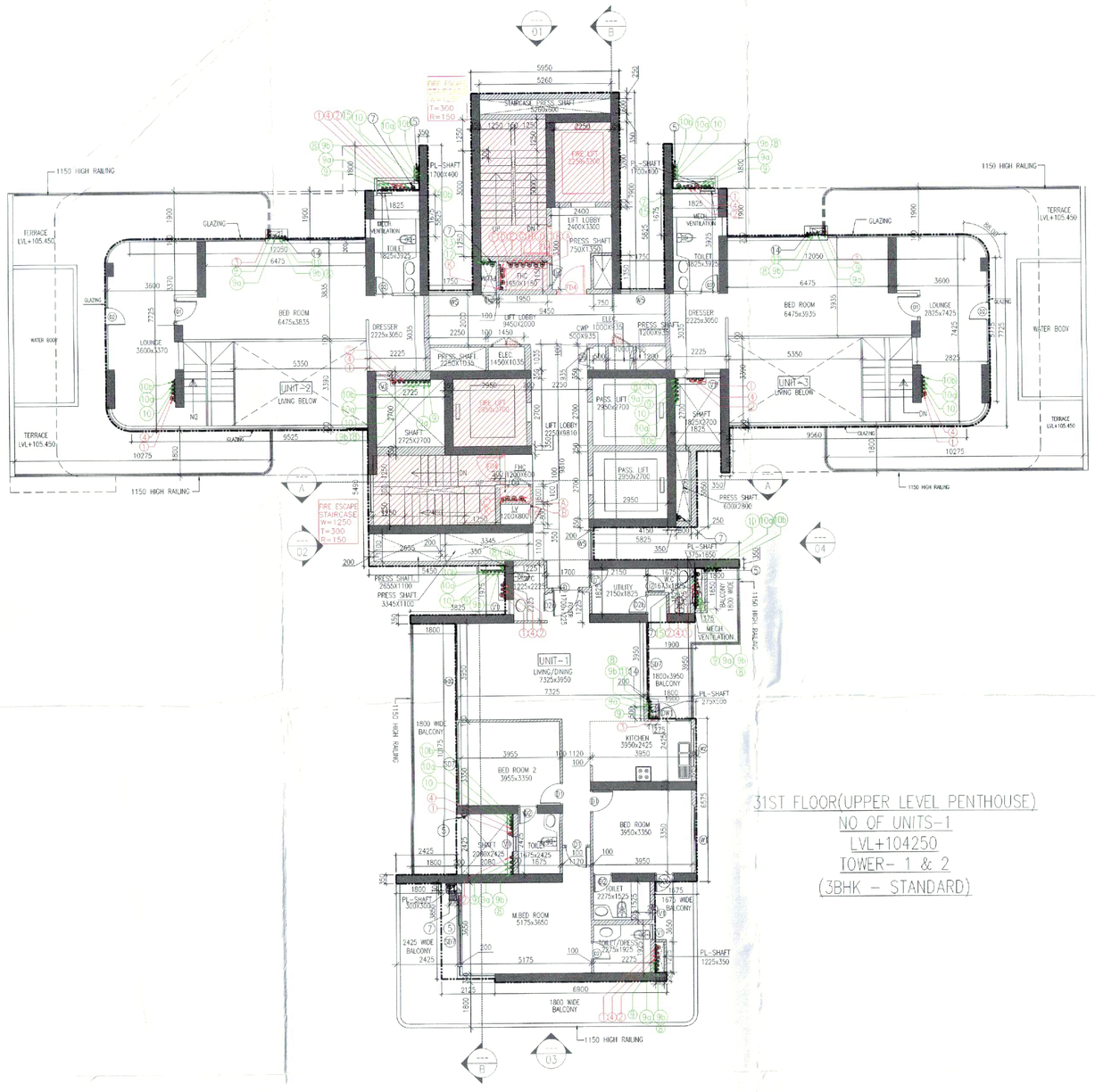
PRESS SHAFT
1225x1700



31ST FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+104250
TOWER- 1 & 2
(3BHK - STANDARD)

31ST FLOOR UPPER PENTHOUSE AREA CALCULATION

GROSS - A

1	=	1	X	0.450	X	0.350			=	0.158	SQM
2	=	1	X	6.450	X	4.000			=	25.800	SQM
3	=	1	X	2.125	X	3.850			=	8.181	SQM
4	=	5	X	1.800	X	0.350			=	3.150	SQM
4a	=	1	X	0.625	X	0.350			=	0.219	SQM
5	=	1	X	9.625	X	6.575			=	63.284	SQM
6	=	1	X	7.725	X	4.300			=	33.218	SQM
7	=	1	X	1.900	X	2.525			=	4.798	SQM
8	=	1	X	2.125	X	2.175			=	4.622	SQM
9	=	1	X	5.450	X	5.490			=	29.921	SQM
10	=	1	X	3.575	X	7.460			=	26.670	SQM
11	=	1	X	4.150	X	3.050			=	12.658	SQM
12	=	1	X	0.350	X	0.865			=	0.303	SQM
13	=	1	X	5.475	X	0.935			=	5.119	SQM
14	=	1	X	9.450	X	5.600			=	52.920	SQM
15	=	1	X	5.950	X	7.900			=	47.005	SQM
16	=	2	X	2.525	X	1.900			=	9.595	SQM
17	=	2	X	12.050	X	7.725			=	186.173	SQM
18	=	2	X	(5.775+6.760)	X	1.000	X	0.5	=	12.535	SQM
19	=	2	X	1.000	X	0.965	X	0.5	=	0.965	SQM
						TOTAL			=	527.291	SQM

GROSS -C

a	=	1	X	0.300	X	0.400			=	0.120	SQM
b	=	1	X	2.080	X	2.425			=	5.044	SQM
c	=	1	X	2.655	X	1.100			=	2.921	SQM
d	=	1	X	3.345	X	1.100			=	3.680	SQM
e	=	1	X	1.200	X	0.800			=	0.960	SQM
e1	=	1	X	1.200	X	0.600			=	0.720	SQM
f	=	3	X	2.950	X	2.700			=	23.895	SQM
g	=	1	X	0.600	X	2.800			=	1.680	SQM
h	=	1	X	1.825	X	2.700			=	4.928	SQM
j	=	1	X	2.250	X	0.935			=	2.104	SQM
k	=	1	X	1.450	X	0.935			=	1.356	SQM
m	=	1	X	0.500	X	0.935			=	0.468	SQM
n	=	1	X	1.000	X	0.935			=	0.935	SQM
p	=	1	X	1.200	X	0.935			=	1.122	SQM
q	=	1	X	0.600	X	1.250			=	0.750	SQM
r	=	1	X	1.950	X	1.150			=	2.243	SQM
s	=	1	X	0.750	X	1.350			=	1.013	SQM
t	=	1	X	2.250	X	3.200			=	7.200	SQM
u	=	1	X	5.250	X	0.600			=	3.150	SQM
v	=	2	X	7.400	X	3.390			=	50.172	SQM
w	=	2	X	0.300	X	1.330			=	0.798	SQM
x	=	1	X	2.725	X	2.700			=	7.358	SQM
						TOTAL			=	122.613	SQM

GROSS -D

st	=	1	X	0.175	X	2.035			=	0.356	SQM
st1	=	1	X	4.725	X	2.800			=	13.230	SQM
st2	=	1	X	0.400	X	1.200			=	0.480	SQM
st3	=	1	X	2.650	X	5.500			=	14.575	SQM
						TOTAL			=	28.641	SQM

FAR AREA OF 31ST FLOOR UPPER PENTHOUSE FLOOR		GROSS-A	+	GROSS-B	-	GROSS-C	-	GROSS-D
	=	527.291	+	1.069	-	122.613	-	28.641
TOTAL	=	377.105	SQM	GROSS-F				

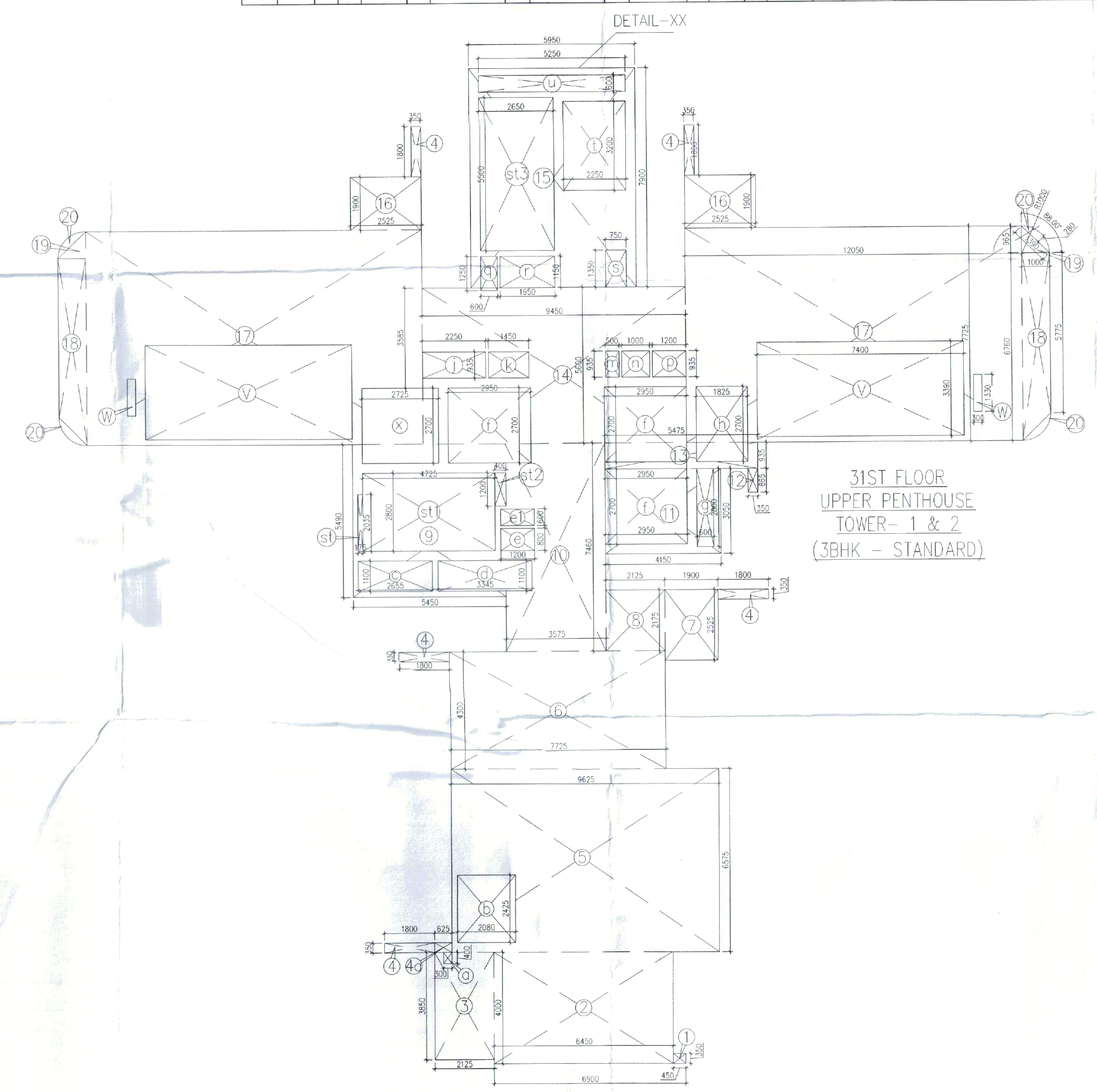
BUILT-UP AREA OF 31ST FLOOR UPPER PENTHOUSE FLOOR		GROSS-F	+	GROSS-D
	=	377.105	+	28.641
TOTAL	=	405.746	SQM	

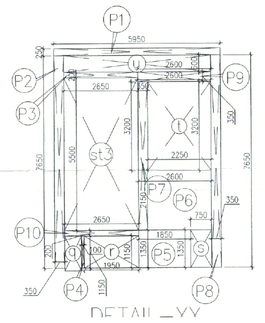
ARC AREA

GROSS - B

ADDITIONAL																					
26	=	4	X	3.14	x	1.000	x	1.000	x	88.00	\	360	-	0.5	x	1.000	-	0.280	x	1.390	=	1.069	sqm.
																			TOTAL	=	1.069	SQM

DETAIL-XX





DETAIL-YY

31ST FLOOR
UPPER PENTHOUSE
TOWER- 1 & 2
(3BHK - STANDARD)

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM TFL	LINTEL FROM FF
D1	1800x2400	ENT.LOBBY	AL. GLAZED DOOR	--	+2400
D	1100x2400	UNIT ENTRY	FIRE DOOR - 1HR	--	+2400
D'	900x2400	MULTI.P ROOM/SERVANT ROOM	FIRE DOOR - 1HR	--	+2400
D1'	900x2400	BED ROOM	MOULDED DOOR	--	+2400
D1a	900x2400	KITCHEN	AL. GLAZED DOOR	--	+2400
D3	900x2300	FHC	METAL DOOR	+100	+2400
D7	750x2400	TOILET	MOULDED DOOR	--	+2400
D7a	750x2400	TOILET	MOULDED DOOR (SLIDING DOOR)	--	+2400
D2N	750x2400	SERVANT ROOM	AL. GLAZED DOOR	--	+2400
FD1	1800x2400	DG RM/PUMP RM ELEC. RM/OHC RM	DG-FIRE/ACOUSTICS DOOR	--	+2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP.ELEC-FIRE DOOR OHC METAL DOOR	+100	+2400
FD3	1100x2400	REFUGE AREA	FIRE DOOR	--	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	--	+2400
FD5	750x2300	ELECTRICAL/AV/LV/OHP SHAFT	FIRE DOOR	+100	+2400
FD6	500x2300	CMP	FIRE DOOR	+100	+2400
SD1	4300x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD2	4275x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD3	4025x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD4	3950x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD5	3700x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD6	3550x2400	LIVING/DINING/LOUNGE	AL. SLIDING DOOR	--	+2400
SD7	3350x2400	LIVING/DINING	AL. SLIDING DOOR	--	+2400
SD8	3075x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD9	2800x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD10	2750x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD11	2650x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD12	2150x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD13	1425x2400	BED ROOM	AL. SLIDING DOOR	--	+2400
SD14	1250x2400	MULTI.P ROOM	AL. SLIDING DOOR	--	+2400
DW1	750x2400 / 600x1200	DOOR KITCHEN / WINDOW	DOOR CUM WINDOW	-- / +1200	+2400 / +2400
W1	2840x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
W3	1500x1500	LMR	AL. GLAZED WINDOW	+900	+2400
W4	1500x1500	STAIRCASE	AL. GLAZED WINDOW	+900	+2400
W5	1300x1500	LOBBY	LOUVER/WINDOW	+900	+2400
W6	900x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
V1	600x1200	TOILET	VENTILATOR	+1200	+2400

LEVELS WRT TFL

S.No.	PLUMBING LEGEND:-
1	SOIL PIPE
2	WASTE PIPE
3	KITCHEN WASTE PIPE
4	VENT PIPE
5	BALCONY RAIN WATER PIPE
6	RAIN WATER PIPE
7	RAIN WATER PIPE
8	DOMESTIC WATER SUPPLY(BOOSTER/TOP THREE FLOORS)
8a	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
8b	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
8c	DOMESTIC WATER SUPPLY(BY GRAVITY/EXPRESS D/N)
8d	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
8e	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
8f	FLUSHING WATER SUPPLY(BY GRAVITY/EXPRESS D/N)
9	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
10	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
11	HVAC DRAIN PIPE

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

GROSS - XX									
P1	=	1	X	5.950	X	0.250	=	1.488	SQM
P2	=	1	X	0.350	X	7.650	=	2.678	SQM
P3	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	0.100	X	1.150	=	0.115	SQM
P5	=	1	X	1.850	X	1.350	=	2.498	SQM
P6	=	1	X	2.600	X	2.150	=	5.590	SQM
P7	=	1	X	0.350	X	3.200	=	1.120	SQM
P8	=	1	X	0.350	X	7.650	=	2.678	SQM
P9	=	1	X	2.600	X	0.350	=	0.910	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
						TOTAL	=	18.135	SQM

FAR AREA OF 31ST FLOOR UPPER PENTHOUSE FLOOR		GROSS-F	-	GROSS-XX
	+	377.105	-	18.135
TOTAL	+	358.970	SQM	GROSS-G

BUILT-UP AREA OF 31ST FLOOR UPPER PENTHOUSE FLOOR		GROSS-G	+	GROSS-D	+	GROSS-XX
	+	358.970	+	28.641	+	18.135
TOTAL	+	405.746	SQM			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE - RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

PROVISIONAL BUILDING PLAN approved only for the purpose of inviting Objections from the general public

AD TA ATP

DTP (HQ) ATP (HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N NORTH

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenues Limited
Authorised Signatory

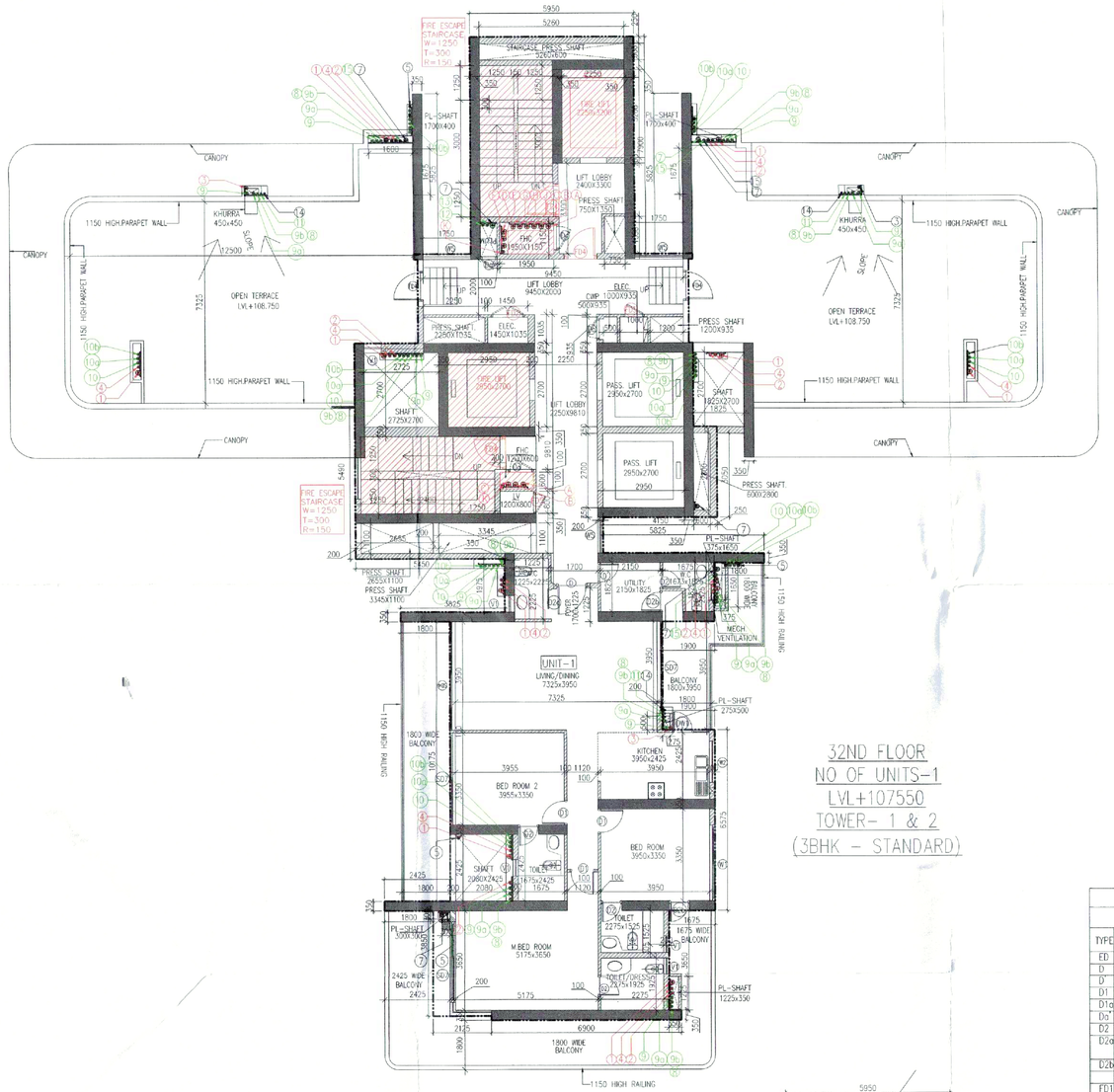
ARCHITECT'S SEAL & SIGNATURE
DD(HQ) Member BPAC
Ar. Ravinder Kumar CA/2012/30371

Checked and found ok for Public Health
Licensed Surveyor
Licence No. 244135 Dt. 23/07/2024

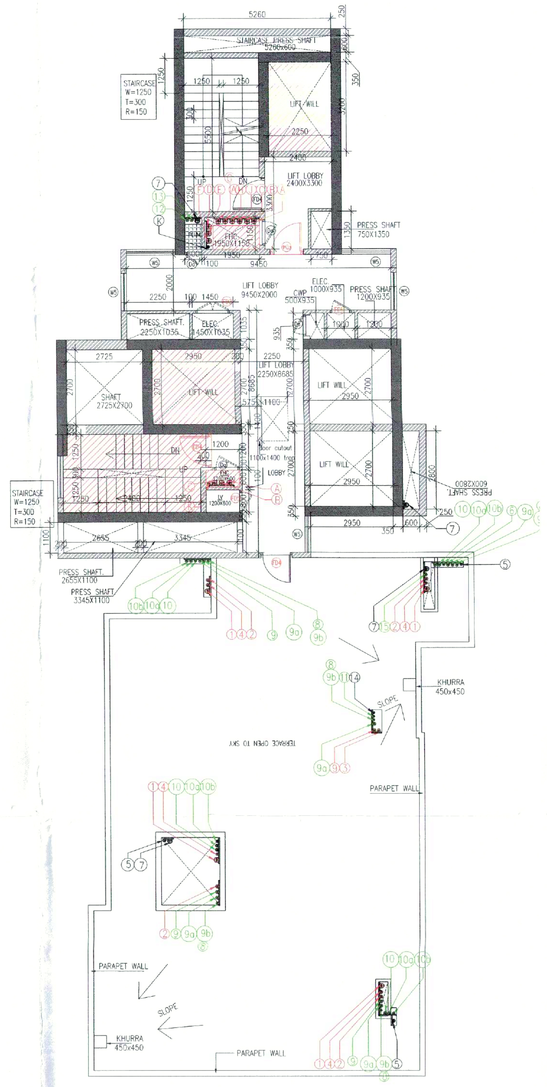
JUNE.-2024. | Scale : 1:100

Drawing Title:-
TOWER-1 & 2
31ST FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM

Drawing No:-
B - 05



32ND FLOOR
NO OF UNITS-1
LVL+107550
TOWER- 1 & 2
(3BHK - STANDARD)


STAIRCASE
W=1250
T=300
R=150
LIFT WELL
LIFT LOBBY
1400X1300
PRESS SHAFT
2250X1350
PRESS SHAFT
2650X1350
PRESS SHAFT
2650X1150
PRESS SHAFT
1350X1150
SHAFT
2725X2700
ELEC
1600X1125
SHAFT
1650X2700
SHAFT
2650X1150
SHAFT
2650X1350
SHAFT
2725X2700
LIFT WELL
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LIFT WELL
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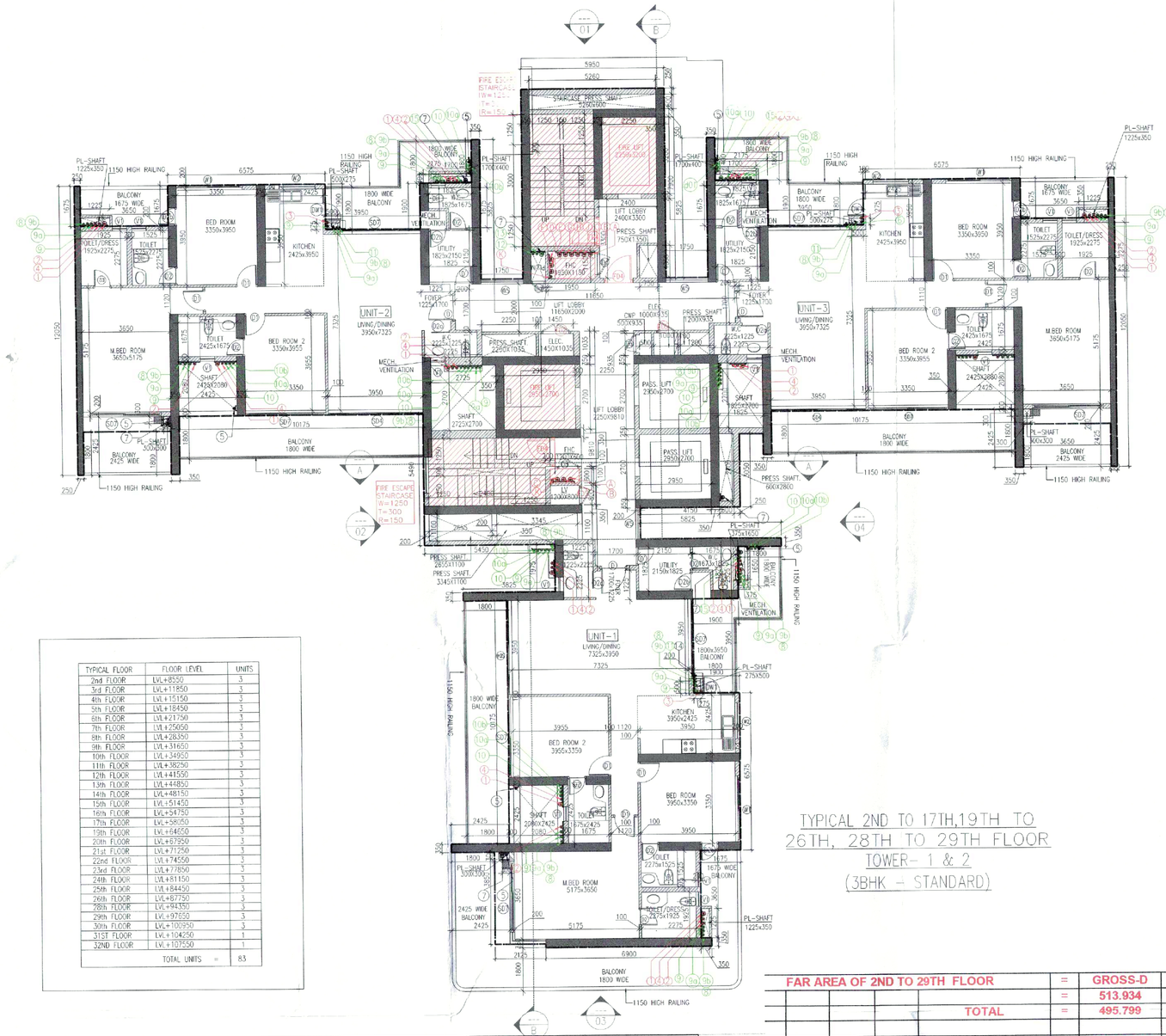


TYPICAL FLOOR	FLOOR LEVEL	UNITS
2nd FLOOR	LVL+8250	3
3rd FLOOR	LVL+11850	3
4th FLOOR	LVL+15150	3
5th FLOOR	LVL+18450	3
6th FLOOR	LVL+21750	3
7th FLOOR	LVL+25050	3
8th FLOOR	LVL+28350	3
9th FLOOR	LVL+31650	3
10th FLOOR	LVL+34950	3
11th FLOOR	LVL+38250	3
12th FLOOR	LVL+41550	3
13th FLOOR	LVL+44850	3
14th FLOOR	LVL+48150	3
15th FLOOR	LVL+51450	3
16th FLOOR	LVL+54750	3
17th FLOOR	LVL+58050	3
18th FLOOR	LVL+61350	3
19th FLOOR	LVL+64650	3
20th FLOOR	LVL+67950	3
21st FLOOR	LVL+71250	3
22nd FLOOR	LVL+74550	3
23rd FLOOR	LVL+77850	3
24th FLOOR	LVL+81150	3
25th FLOOR	LVL+84450	3
26th FLOOR	LVL+87750	3
28th FLOOR	LVL+94350	3
29th FLOOR	LVL+97650	3
30th FLOOR	LVL+100950	3
31ST FLOOR	LVL+104250	3
32ND FLOOR	LVL+107550	1
TOTAL UNITS =		83

TYPICAL 2ND TO 17TH,19TH TO 26TH, 28TH TO 29TH FLOOR
TOWER- 1 & 2
(3BHK - STANDARD)

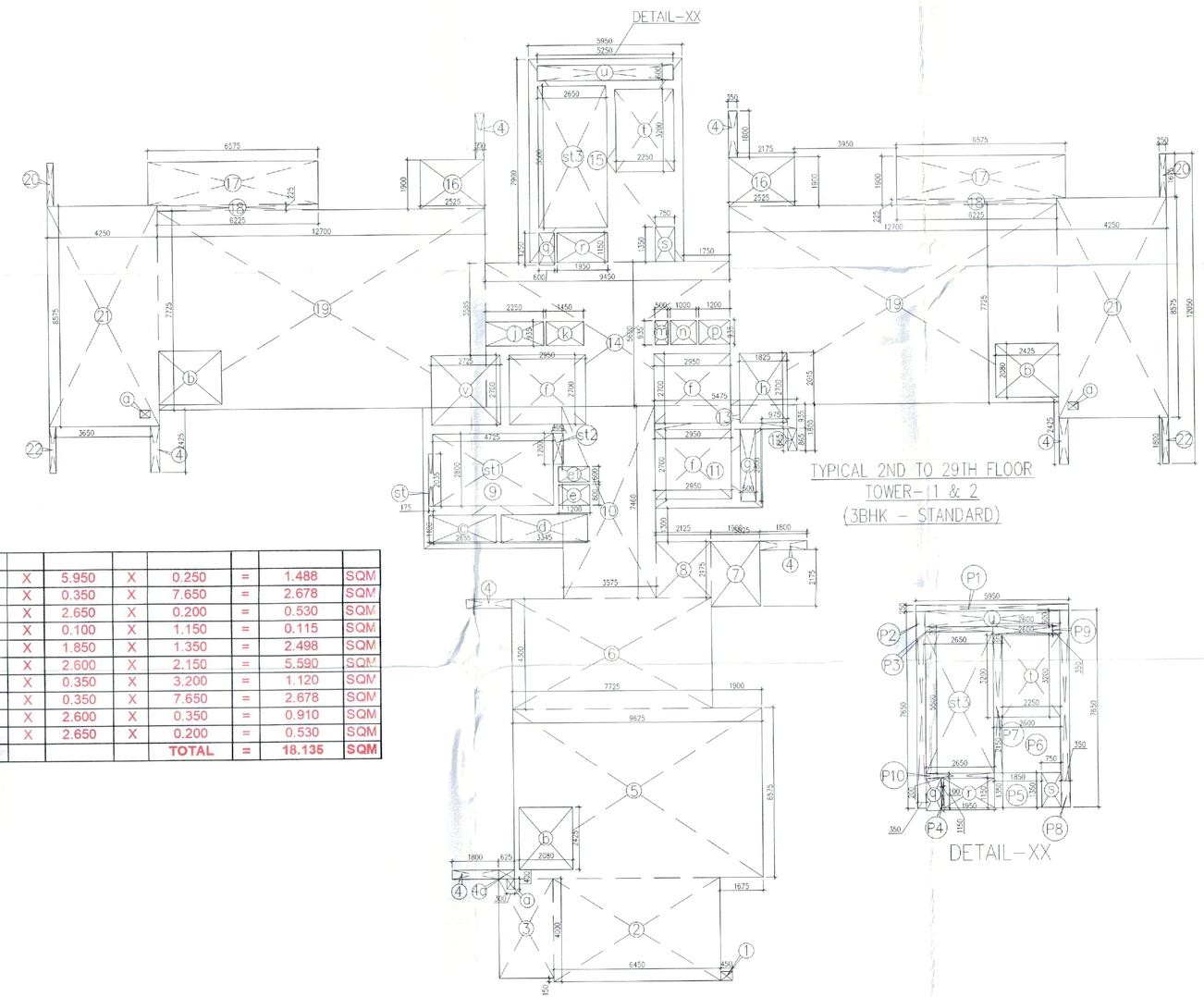
TYPICAL 2ND TO 29TH FLOOR AREA CALCULATION

GROSS - A									
1	=	1	X	0.450	X	0.350	=	0.158	SQM
2	=	1	X	6.450	X	4.000	=	25.800	SQM
3	=	1	X	2.125	X	3.850	=	8.181	SQM
4	=	7	X	1.800	X	0.350	=	4.410	SQM
4a	=	1	X	0.625	X	0.350	=	0.219	SQM
5	=	1	X	9.625	X	6.575	=	63.284	SQM
6	=	1	X	7.725	X	4.300	=	33.218	SQM
7	=	1	X	1.900	X	2.525	=	4.798	SQM
8	=	1	X	2.125	X	2.175	=	4.622	SQM
9	=	1	X	5.450	X	5.490	=	29.921	SQM
10	=	1	X	3.575	X	7.460	=	26.670	SQM
11	=	1	X	4.150	X	3.050	=	12.658	SQM
12	=	1	X	0.350	X	0.865	=	0.303	SQM
13	=	1	X	5.475	X	0.935	=	5.119	SQM
14	=	1	X	9.450	X	5.600	=	52.920	SQM
15	=	1	X	5.950	X	7.900	=	47.005	SQM
16	=	2	X	2.525	X	1.900	=	9.595	SQM
17	=	2	X	6.575	X	1.675	=	22.026	SQM
18	=	2	X	6.225	X	0.225	=	2.801	SQM
19	=	2	X	12.700	X	7.725	=	196.215	SQM
20	=	2	X	0.250	X	1.675	=	0.838	SQM
21	=	2	X	4.250	X	8.675	=	72.888	SQM
22	=	2	X	0.250	X	1.800	=	0.900	SQM
						TOTAL	=	**624.546**	**SQM**
GROSS -B									
a	=	3	X	0.300	X	0.400	=	0.360	SQM
b	=	3	X	2.080	X	2.425	=	15.132	SQM
c	=	1	X	2.655	X	1.100	=	2.921	SQM
d	=	1	X	3.345	X	1.100	=	3.680	SQM
e	=	1	X	1.200	X	0.800	=	0.960	SQM
e1	=	1	X	1.200	X	0.600	=	0.720	SQM
f	=	3	X	2.950	X	2.700	=	23.895	SQM
g	=	1	X	0.600	X	2.800	=	1.680	SQM
h	=	1	X	1.825	X	2.700	=	4.928	SQM
j	=	1	X	2.250	X	0.935	=	2.104	SQM
k	=	1	X	1.450	X	0.935	=	1.356	SQM
m	=	1	X	0.500	X	0.935	=	0.468	SQM
n	=	1	X	1.000	X	0.935	=	0.935	SQM
p	=	1	X	1.200	X	0.935	=	1.122	SQM
q	=	1	X	0.600	X	1.250	=	0.750	SQM
r	=	1	X	1.950	X	1.150	=	2.243	SQM
s	=	1	X	0.750	X	1.350	=	1.013	SQM
t	=	1	X	2.250	X	3.200	=	7.200	SQM
u	=	1	X	5.250	X	0.600	=	3.150	SQM
v	=	1	X	2.725	X	2.700	=	7.358	SQM
						TOTAL	=	**81.971**	**SQM**
GROSS -C									
st	=	1	X	0.175	X	2.035	=	0.356	SQM
st1	=	1	X	4.725	X	2.800	=	13.230	SQM
st2	=	1	X	0.400	X	1.200	=	0.480	SQM
st3	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	**28.641**	**SQM**

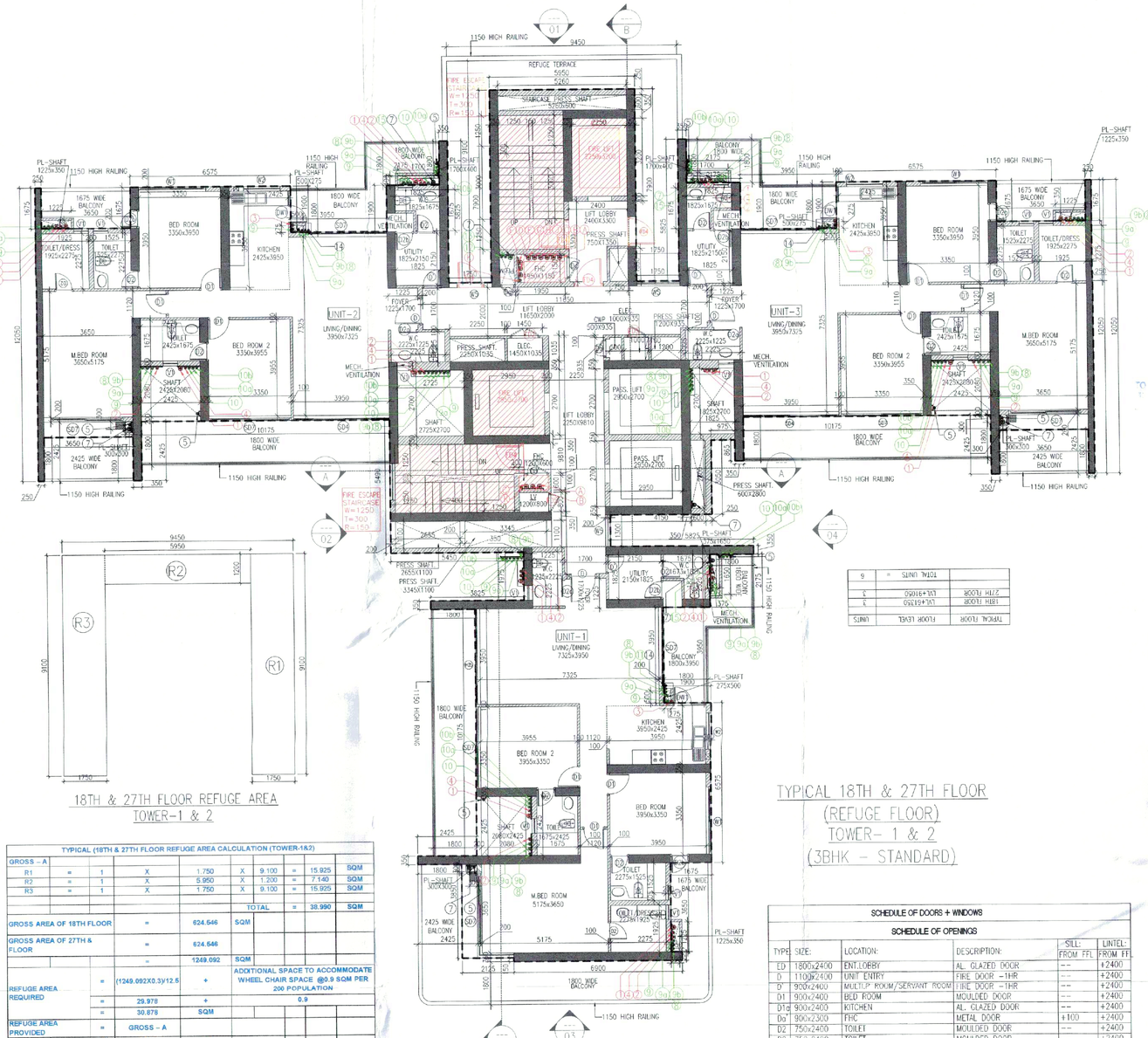
FAR AREA OF 2ND TO 29TH FLOOR						
	=	GROSS-A	-	GROSS-B	-	GROSS-C
	=	624.546	-	81.971	-	28.641
TOTAL	=	513.934	SQM	GROSS-D		
BUILT-UP AREA OF 2ND TO 29TH FLOOR	=	GROSS-D	+	GROSS-C		
	=	513.934	+	28.641		
TOTAL	=	542.575	SQM			

FAR AREA OF 2ND TO 29TH FLOOR						
	=	GROSS-D	-	GROSS-XX		
	=	513.934	-	18.135		
TOTAL	=	495.799	SQM	GROSS-E		
BUILT-UP AREA OF 2ND TO 29TH FLOOR	=	GROSS-E	+	GROSS-C	+	GROSS-XX
	=	495.799	+	28.641	+	18.135
TOTAL	=	542.575	SQM			

GROSS - XX									
P1	=	1	X	5.950	X	0.250	=	1.488	SQM
P2	=	1	X	0.350	X	7.650	=	2.678	SQM
P3	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	0.100	X	1.150	=	0.115	SQM
P5	=	1	X	1.850	X	1.350	=	2.498	SQM
P6	=	1	X	2.600	X	2.150	=	5.590	SQM
P7	=	1	X	0.350	X	3.200	=	1.120	SQM
P8	=	1	X	0.350	X	7.650	=	2.678	SQM
P9	=	1	X	2.600	X	0.350	=	0.910	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
						TOTAL	=	18.135	SQM



TYPICAL 2ND TO 29TH FLOOR
TOWER-1 & 2
(3BHK - STANDARD)



TYPICAL 18TH & 27TH FLOOR
(REFUGE FLOOR)
TOWER- 1 & 2
(3BHK - STANDARD)

18TH & 27TH FLOOR REFUGE AREA
TOWER-1 & 2

TYPICAL (18TH & 27TH FLOOR REFUGE AREA CALCULATION (TOWER-1&2)

GROSS - A									
R1	=	1	X		1.750	X	9.100	=	15.925 SQM
R2	=	1	X		5.950	X	1.200	=	7.140 SQM
R3	=	1	X		1.750	X	9.100	=	15.925 SQM
							TOTAL	=	38.990 SQM
GROSS AREA OF 18TH FLOOR		=		624.546	SQM				
GROSS AREA OF 27TH & FLOOR		=		624.546					
		=		1249.092	SQM	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION			
REFUGE AREA REQUIRED		=	(1249.092X0.3)/12.5		+		0.9		
		=		29.978	+				
		=		30.878	SQM				
REFUGE AREA PROVIDED		=	GROSS - A						
		=		38.990	SQM				

TYPICAL 2ND TO 29TH FLOOR
TOWER-1 & 2
(3BHK - STANDARD)

DETAIL-XX

SCHEDULE OF DOORS + WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE:	LOCATION:	DESCRIPTION:	SILL FFL	LINTEL FROM FFL
ED	1800x2400	ENTLOBBY	AL GLAZED DOOR	--	+2400
D	1100x2400	UNIT ENTRY	FIRE DOOR - 1HR	--	+2400
D'	900x2400	MULTIP ROOM/SERVANT ROOM	FIRE DOOR - 1HR	--	+2400
D1	900x2400	BED ROOM	MOULDED DOOR	--	+2400
D1a	900x2400	KITCHEN	AL GLAZED DOOR	--	+2400
D1'	900x2300	TYPE	METAL DOOR	+100	+2400
D2	750x2400	TOILET	MOULDED DOOR	--	+2400
D2a	750x2400	TOILET	MOULDED DOOR (SLIDING DOOR)	--	+2400
D2b	750x2400	SERVANT ROOM	AL GLAZED DOOR	--	+2400
FD1	1800x2400	DG RM/PUMP RM ELEC. RM/OHC RM	DG-FIRE/ACOUSTICS DOOR	--	+2400
FD2	1200x2350	ELECTRICAL SHAFT	PUMP ELEC-FIRE DOOR OHC-METAL DOOR	+100	+2400
FD3	1100x2400	REFUGE AREA	FIRE DOOR	--	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	--	+2400
FD5	750x2300	ELECTRICAL/AV/LV/OHP SHAFT	FIRE DOOR	+100	+2400
FD6	500x2300	CHEP	FIRE DOOR	+100	+2400
SD1	4320x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD2	4275x2400	LIVING/DINING	AL SLIDING DOOR	--	+2400
SD3	4025x2400	LIVING/DINING	AL SLIDING DOOR	--	+2400
SD4	3950x2400	BED ROOM/LIVING/DINING	AL SLIDING DOOR	--	+2400
SD5	3700x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD6	3550x2400	LIVING/DINING/LOUNGE	AL SLIDING DOOR	--	+2400
SD7	3350x2400	LIVING/DINING	AL SLIDING DOOR	--	+2400
SD8	3075x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD9	2850x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD10	2750x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD11	2650x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD12	2150x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD13	1450x2400	BED ROOM	AL SLIDING DOOR	--	+2400
SD14	2150x2400	MULTIP ROOM	AL SLIDING DOOR	--	+2400
D/W	750x2400 / 750x1200	DOOR / WINDOW KITCHEN	DOOR CUM WINDOW	-- / +1250	+2400 / +2400
W1	2845x1500	BED ROOM	AL GLAZED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL GLAZED WINDOW	+1200	+2400
W3	1500x1500	LMR	AL GLAZED WINDOW	+900	+2400
W4	1500x1500	STAIRCASE	AL GLAZED WINDOW	+900	+2400
W5	1300x1500	LOBBY	LOUVER/WINDOW	+900	+2400
W6	1950x1450	BED ROOM	AL GLAZED WINDOW	+900	+2400
V1	600x1200	TOILET	VENTILATOR	+1200	+2400
				LEVELS WRT FFL	

S.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY/BOOSTER FOR THREE FLOORS
(8)	DOMESTIC LOW ZONE WATER SUPPLY BY GRAVITY (GROUND TO 18TH FLOOR)
(8a)	DOMESTIC HIGH ZONE WATER SUPPLY BY GRAVITY 19TH TO 37TH FLOOR
(8a')	DOMESTIC WATER SUPPLY BY GRAVITY/EXPRESS R/W
(9)	FLUSHING LOW ZONE WATER SUPPLY BY GRAVITY GROUND TO 18TH FLOOR
(9a)	FLUSHING HIGH ZONE WATER SUPPLY BY GRAVITY 19TH TO 37TH FLOOR
(9a)	FLUSHING WATER SUPPLY BY GRAVITY/EXPRESS R/W
(10)	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
(11)	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
(12)	HVAC DRAIN PIPE

SN	FIRE FIGHTING PIPE LEGEND :-
A	HYDRANT PIPE ZONE-I
B	HYDRANT PIPE ZONE-II
C	HYDRANT PIPE ZONE-III
D	SPRINKLER PIPE ZONE-I
E	SPRINKLER PIPE ZONE-II
F	SPRINKLER PIPE ZONE-III
G	SPRINKLER STAND BY PIPE ZONE-I
H	SPRINKLER STAND BY PIPE ZONE-II
I	SPRINKLER STAND BY PIPE ZONE-III
J	
K	
L	
M	

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary, B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

AD DTP (HQ) | PA | ATP | ATP (HQ)

TO BE READ WITH THIS OFFICE

Rajesh Dutt (HQ)

N
NORTH

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

D.P.(HQ) Member BPAC

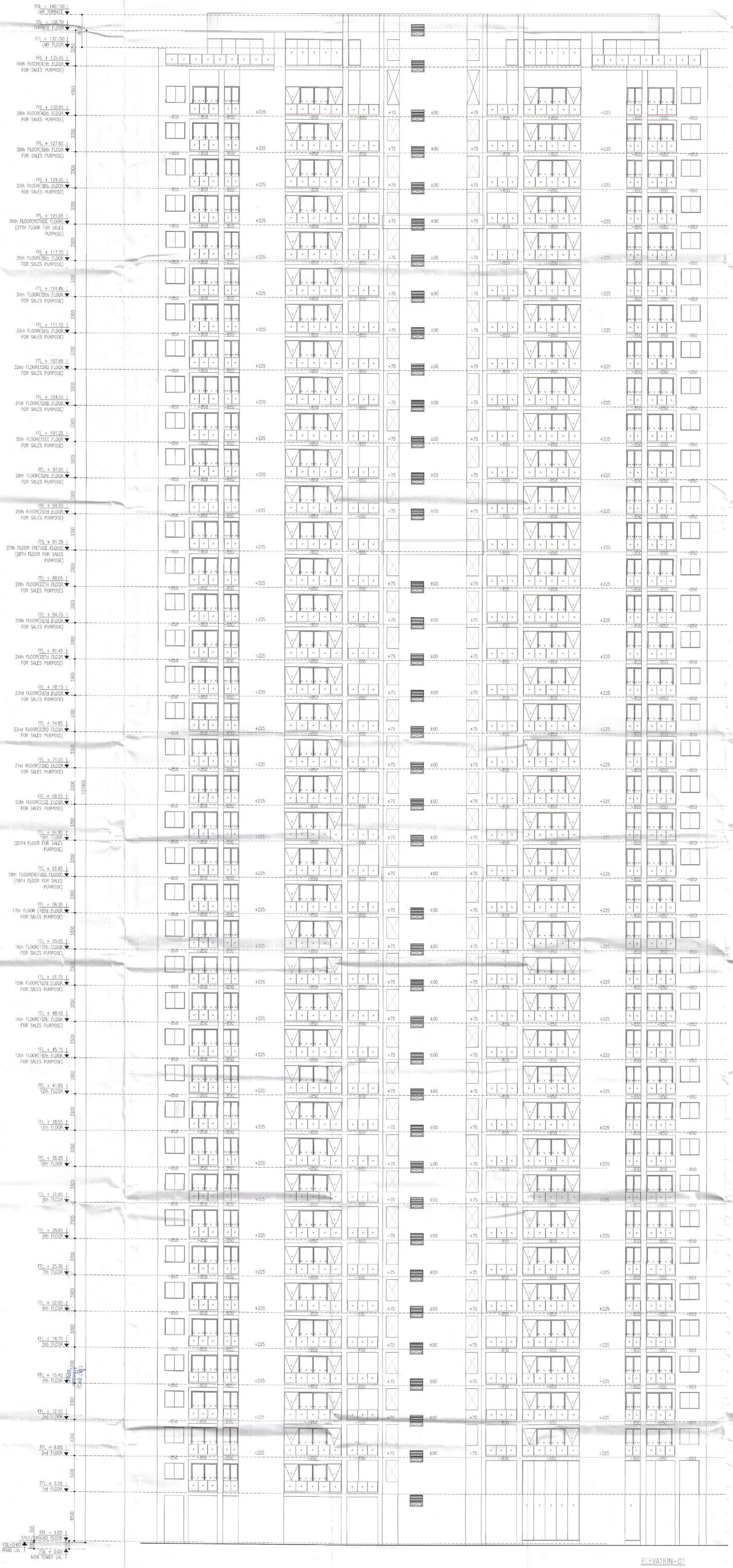
Ar. Ravinder Kumar
CA/2012/35871

Checked and found ok for Prov. Health Cleared. Service subj subject to comments in accordance letter No. 24/123 23/1/24

JUNE,-2024. Scale:- 1:100

Drawing Title:- TOWER-1 & 2
TYPICAL FLOOR PLAN (2ND TO 17TH FLOOR, 19TH TO 26TH, 28TH TO 29TH FLOOR)
REFUGE FLOOR PLAN (18TH & 27TH FLOOR)
& FAR AREA CALCULATION - DIAGRAM

Drawing No:- B - 03

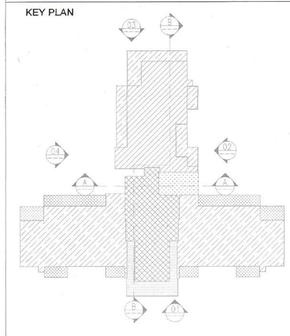


ELEVATION-01

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary BPAC

S.T.P.(G) Member BPAC

C.T.P.(HQ) Chairman BPAC

ATP(HQ)

PA

ATP

AD

Rajesh Dutt JD(HQ)

TO BE [illegible] IN THIS OFFICE

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:-

TOWER- 10&11
ELEVATION-1

Drawing No:-

EV-01

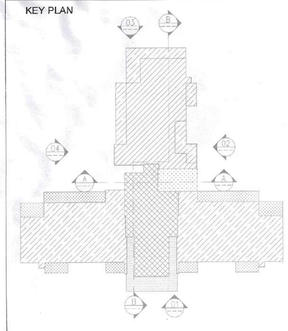
SSL + 140.150
LMR TERRACE
SSL + 138.70
TERRACE FLOOR
FFL + 137.150
LMR FLOOR
FFL + 135.45
40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130.95
39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127.65
38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124.35
37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121.05
36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117.75
35th FLOOR(36th FLOOR FOR SALES PURPOSE)
FFL + 114.45
34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111.15
33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107.85
32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104.55
31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101.25
30th FLOOR(31ST FLOOR FOR SALES PURPOSE)
FFL + 97.95
29th FLOOR(30TH FLOOR FOR SALES PURPOSE)
FFL + 94.65
28th FLOOR(29th FLOOR FOR SALES PURPOSE)
FFL + 91.35
27th FLOOR (REFUGE FLOOR) (28TH FLOOR FOR SALES PURPOSE)
FFL + 88.05
26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84.75
25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81.45
24th FLOOR(25TH FLOOR FOR SALES PURPOSE)
FFL + 78.15
23rd FLOOR(24TH FLOOR FOR SALES PURPOSE)
FFL + 74.85
22nd FLOOR(23RD FLOOR FOR SALES PURPOSE)
FFL + 71.55
21st FLOOR(22ND FLOOR FOR SALES PURPOSE)
FFL + 68.25
20th FLOOR(21ST FLOOR FOR SALES PURPOSE)
FFL + 64.95
19th FLOOR (20TH FLOOR FOR SALES PURPOSE)
FFL + 61.65
18th FLOOR(REFUGE FLOOR) (19TH FLOOR FOR SALES PURPOSE)
FFL + 58.35
17th FLOOR (18TH FLOOR FOR SALES PURPOSE)
FFL + 55.05
16th FLOOR(17TH FLOOR FOR SALES PURPOSE)
FFL + 51.75
15th FLOOR(16TH FLOOR FOR SALES PURPOSE)
FFL + 48.45
14th FLOOR(15TH FLOOR FOR SALES PURPOSE)
FFL + 45.15
13th FLOOR(14TH FLOOR FOR SALES PURPOSE)
FFL + 41.85
12th FLOOR
FFL + 38.55
11th FLOOR
FFL + 35.25
10th FLOOR
FFL + 31.95
9th FLOOR
FFL + 28.65
8th FLOOR
FFL + 25.35
7th FLOOR
FFL + 22.05
6th FLOOR
FFL + 18.75
5th FLOOR
FFL + 15.45
4th FLOOR
FFL + 12.15
3rd FLOOR
FFL + 8.85
2nd FLOOR
FFL + 5.55
1st FLOOR
FFL + 1.05
STILT/GROUND FLOOR
FGL+0.60
INTERNAL ROAD LVL
FGL + 0.00
NON TOWER LVL
3300
4500
3350
3300
3300
3300
3350
3300
3300
3300

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



ELEVATION-04

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

AD (HQ) Member BPAC

PA (HQ) Member Secretary BPAC

ATP (HQ) Member BPAC

CTP (HQ) Chairman BPAC

ATP(HQ)

Rajesh Dutt JD(HQ)

DD(W)(HQ) Member BPAC

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:-

TOWER- 10&11
ELEVATION-4

Drawing No:-

EV-04

FIRST FLOOR PLAN
LVL+5.55
NO OF UNITS-2
NO OF SERVICE PERSONAL -2
TOWER-10

1ST FLOOR PLAN
AREA DIAGRAM
TOWER-10

SERVICE PERSONAL UNIT (CARPET AREA)
AREA DIAGRAM TOWER-10

SERVICE PERSONAL UNIT (CARPET AREA)

GROSS - XX								
SR1	=	1	X	3.500	X	1.000	=	3.500 SQM
SR2	=	1	X	3.200	X	1.100	=	3.520 SQM
SR3	=	1	X	3.500	X	1.550	=	5.425 SQM
SR4	=	1	X	1.675	X	1.500	=	2.513 SQM
SR5	=	1	X	1.925	X	0.875	=	1.684 SQM
					TOTAL		=	16.642 SQM

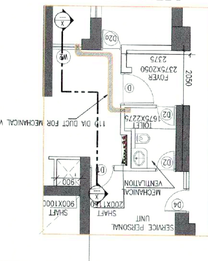
Typical Mechanical Ventilation Calculation for WC

Tower-10-Toilet Exhaust sheet

S.No.	LOCATIONS	Toilet Dimension in (mtrs)		Toilet Area	Toilet Height	Toilet Volume	Toilet Exhaust Fan		Exhaust Duct Size
		Length	Width	in (Sq mtrs)	in (mtrs)	in (Cu.mt)	Selected Exhaust Fan Size (CFM)	Label (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC								
1.1	TOILET	2.275	1.675	3.81	2.70	8.86	364	75	110 (OD)

1.1	TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	75	18100 CFM, Inline Fan	300x250x180	110 (OD)

DETAIL FOR MECHANICAL VENTILATION OF TOILET AREA



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SHAFT LVL	UNITS LVL
G	1200x2400	UNIT ENTRY	RBE DOOR (1 Hr)		2400
D1	900x2400	BED ROOM	WOOLUDED DOOR		2400
D2	750x2400	TOILET/STORE/ UTILITY	WOOLUDED DOOR		2400
D3	1525x2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	RBE TOWER EXIT	WOOLUDED DOOR		2400
D6	900x2400	HHC	WOOLUDED DOOR		2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR	100	2700
D8	750 x2300	GARAGE SHAFT/CRAWL SHAFT	SHUTTER DOOR (1/2 Hr)		2400
D9	600 x2300	PLUMBING SHAFT	WOOLUDED DOOR (1/2 Hr)	100	2400
D24	750x2400	UTILITY ROOM	RBE DOOR (1 Hr)		2400
D25	1200x2700	ELECTRICAL SHAFT	RBE DOOR (1 Hr) DOUBLE/DOVE METAL DOOR	100	2400
F02	1200x2400	STAIRCASE/LIFT	RBE DOOR (1 Hr)		2400
F04	1100x2400	LIFT SHAFT	RBE DOOR (1 Hr)	100	2400
F05	750 x2100	LIFT SHAFT	RBE DOOR (1 Hr)	100	2400
S01	1525 x 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
S02	6975 x 2700	BED ROOM/ LOUNGE	AL. SLIDING DOOR		2700
S03	3255 x 2700	BED ROOM	AL. SLIDING DOOR		2700
S04	1500 x 2700	BED ROOM	AL. SLIDING DOOR		2700
S05	1500 x 2700	LOUNGE	AL. SLIDING DOOR		2700
S06	1825 x 2700	BED ROOM	AL. SLIDING DOOR		2700
S07	6450 x 2700	M.BED ROOM	DOOR/WINDOW AL. SLIDING	00/100	2700
DW1	1000X 2700	DOOR WINDOW		100	2700
W1	1200 X 2400	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2400	LOBBY	LOUVERED WINDOW	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2400	WAITING/SERV. AREA	AL. GLAZED WINDOW	100	2700
FW4	750 X 2400	WAITING/SERV. AREA	RBE GLASS (1 Hr)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1850 X 2700	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V1	750x2100	TOILET	VENTILATION	600	2700
V2	1200x2100	TOILET	VENTILATION	600	2700
V3	1200x2100	TOILET	VENTILATION	600	2700
V4	750x2100	TOILET	VENTILATION	600	2700

PLUMBING LEGEND:-

1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERACE
8	DOMESTIC WATER SUPPLY (GOOSEIED (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 5Kn TO GROUND FLOOR
10	PLUMBING WATER SUPPLY (BY GRAVITY) 1Kl TO 4Kn FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	PLUMBING WATER SUPPLY RISER FOR O.H. TANK

FIRE FIGHTING PIPE LEGEND:-

A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER PIPE ZONE-4
H	SPRINKLER PIPE ZONE-5
I	SPRINKLER STAND BY PIPE ZONE-1
J	SPRINKLER STAND BY PIPE ZONE-2
K	SPRINKLER STAND BY PIPE ZONE-3
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-

DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
WT	WASTE FLOOR TRAP
FT	FLOOR TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
CCP	CLEAN OUT PLUG
GD	BALCONY DRAIN

FAR AREA CALCULATION OF FIRST FLOOR TOWER-10

1	1	X	13.100	=	13.925	46.178 SQM
2	1	X	11.300	=	157.323	
3	1	X	2.424	=	42.826	
4	1	X	11.500	=	10.064	
5	1	X	1.255	X	3.725	
6	1	X	0.900	=	4.680	3.665 SQM
7	1	X	11.500	=	10.064	
8	1	X	1.400	=	0.660	
9	1	X	0.200	=	1.375	6.497 SQM
10	1	X	3.100	=	1.008	
11	1	X	2.300	=	14.960	
12	1	X	6.800	=	28.080	
13	1	X	2.600	=	9.100	
14	1	X	0.350	=	0.420	
15	2	X	0.350	=	0.735	
16	1	X	1.650	=	0.900	
17	2	X	3.700	=	12.950	
18	1	X	14.400	X	7.275	119.674
19	1	X	11.375	X	4.675	53.181
20	1	X	3.725	X	4.725	17.598
21	1	X	3.725	X	4.150	9.234
22	1	X	0.000	=	1.600	0.800
23	1	X	0.000	=	1.600	0.800
24	1	X	6.100	=	6.200	37.820
25	1	X	3.725	=	3.475	12.944
26	1	X	2.425	=	2.425	10.064
27	1	X	3.725	=	1.725	6.423
28	1	X	3.725	=	3.475	12.944
29	1	X	0.400	=	1.600	0.640
30	1	X	0.250	=	2.825	7.063
31	1	X	0.500	=	2.100	1.050
32	1	X	0.400	=	1.600	0.640
33	1	X	0.400	=	0.200	0.080
34	1	X	4.150	=	2.425	10.064
35	2	X	0.000	=	2.425	2.425
36	2	X	0.600	=	2.100	2.520
37	2	X	0.900	=	1.600	1.600
38	1	X	0.250	=	0.300	0.075
39	1	X	0.400	=	1.600	0.640
40	2	X	0.500	=	1.250	0.625
41	2	X	0.400	=	1.600	1.600
42	2	X	0.400	=	1.600	1.600
43	1	X	0.400	=	1.600	0.640
44	1	X	0.360	=	14.400	5.180
DEDUCTION						
A	1	X	0.300	=	0.090	
B	2	X	0.750	=	0.375	
C	2	X	0.250	=	0.500	
D	2	X	0.500	=	0.500	
E	1	X	1.825	=	0.548	
F	1	X	0.400	=	0.100	
G	1	X	1.150	=	0.230	
H	4	X	2.850	=	20.780	
I	1	X	0.200	=	0.230	
J	1	X	0.600	=	1.150	
K	1	X	0.900	=	1.000	
L	1	X	1.200	=	1.200	
M	1	X	0.665	=	1.000	
N	1	X	1.750	=	1.000	
O	1	X	0.200	=	1.150	
P	1	X	1.150	=	1.000	
Q	1	X	0.200	=	1.150	
R	1	X	0.250	=	0.400	
S	1	X	0.200	=	1.150	
T	1	X	0.400	=	1.600	
U	1	X	3.850	=	7.904	
V	1	X	0.300	=	1.825	0.548
TOTAL				=		**168.786 SQM**

STAIRCASE(DEDUCTION) AREA OF FIRST FLOOR

GROSS - C							
ST1	1	X	4.900	X	2.600	=	13.720 SQM
ST2	1	X	5.800	X	1.925	=	11.165 SQM
ST3	1	X	5.800	X	1.200	=	6.840 SQM
ST4	1	X	6.150	X	6.200	=	38.130 SQM
				TOTAL		=	66.145 SQM

TOTAL FAR AREA OF FIRST FLOOR	=	TOTAL	=	650.529	SQM	
	=	GROSS - A	-	883.470		
	=	GROSS - B	-	168.786		
	=	GROSS - C	-	66.145		
TOTAL BUILTUP AREA OF FIRST FLOOR	=	TOTAL	=	716.474	SQM	
	=	FAR AREA	=	650.529		
	=	GROSS - C	=	66.145		

This is PROVISIONAL BUILDING PLAN approved only for the purpose of inviting Objections from the General public
Member Secretary
C.T.P. Unit-I

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED:

Sayeed Dulu (DPM)

AD

DY.DIR(Mgt)

ATP(H)

NOTE :-

1 BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2 BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3 WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

NORTH

N

PROJECT:-
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99Z GH COMPONENT + 01% COMMERCIAL COMPONENT)/WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS ARMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DDPH/DC/Manesar/BPAC

AE Rajender Kumar
CA/2020/02671

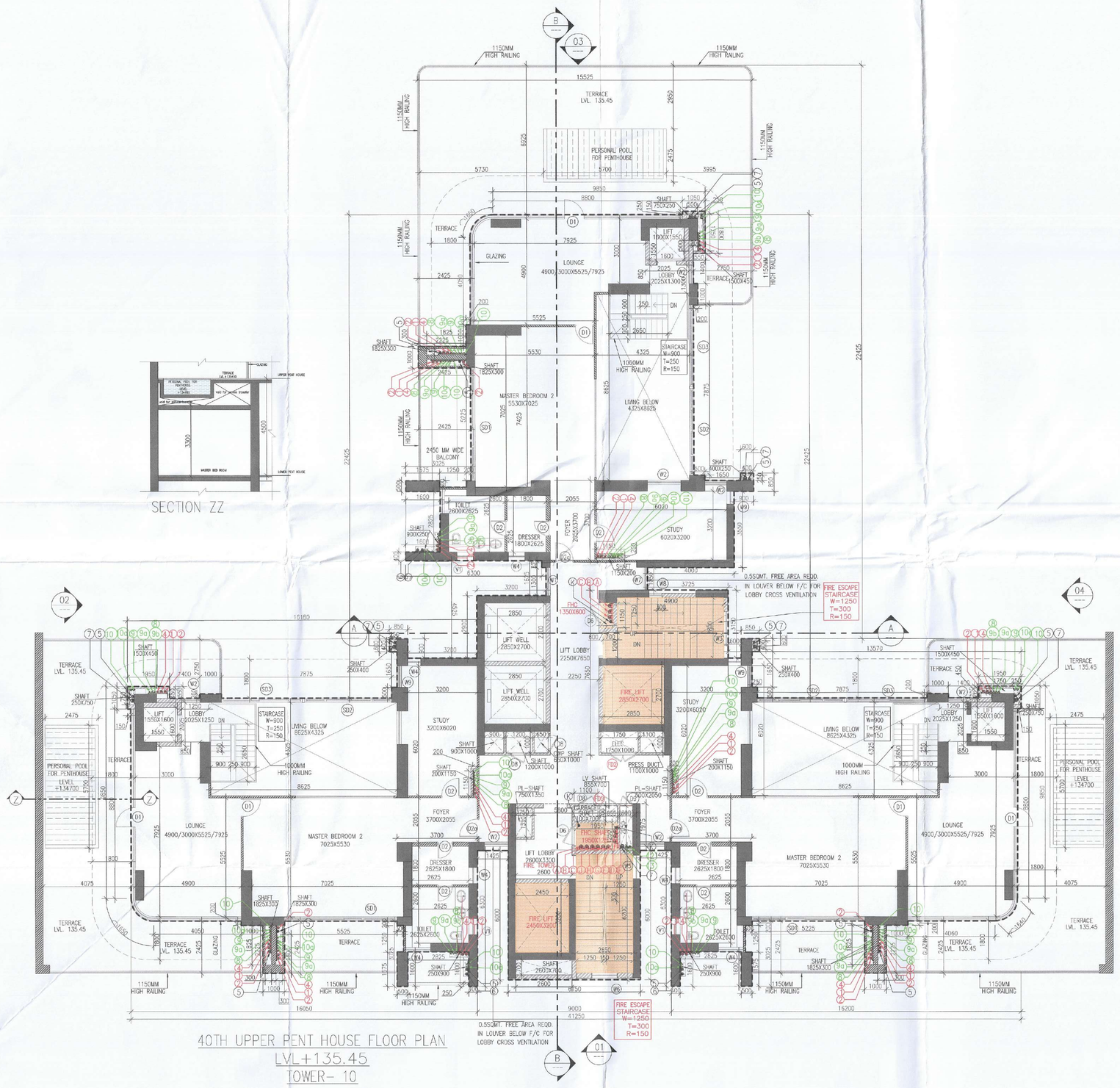
Checked and Found ok for Public Health
Signature Section Officer to be affixed in token of approval

Drawing Title:- 1ST FLOOR PLAN & FAR AREA CALCULATION

Scale : 1:100

Drawing No:- TB402

JUNE-2024.



40TH UPPER PENT HOUSE FLOOR PLAN
LVL+135.45
TOWER- 10

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

FAR AREA CALCULATION OF 40TH FLOOR PLAN TOWER-10

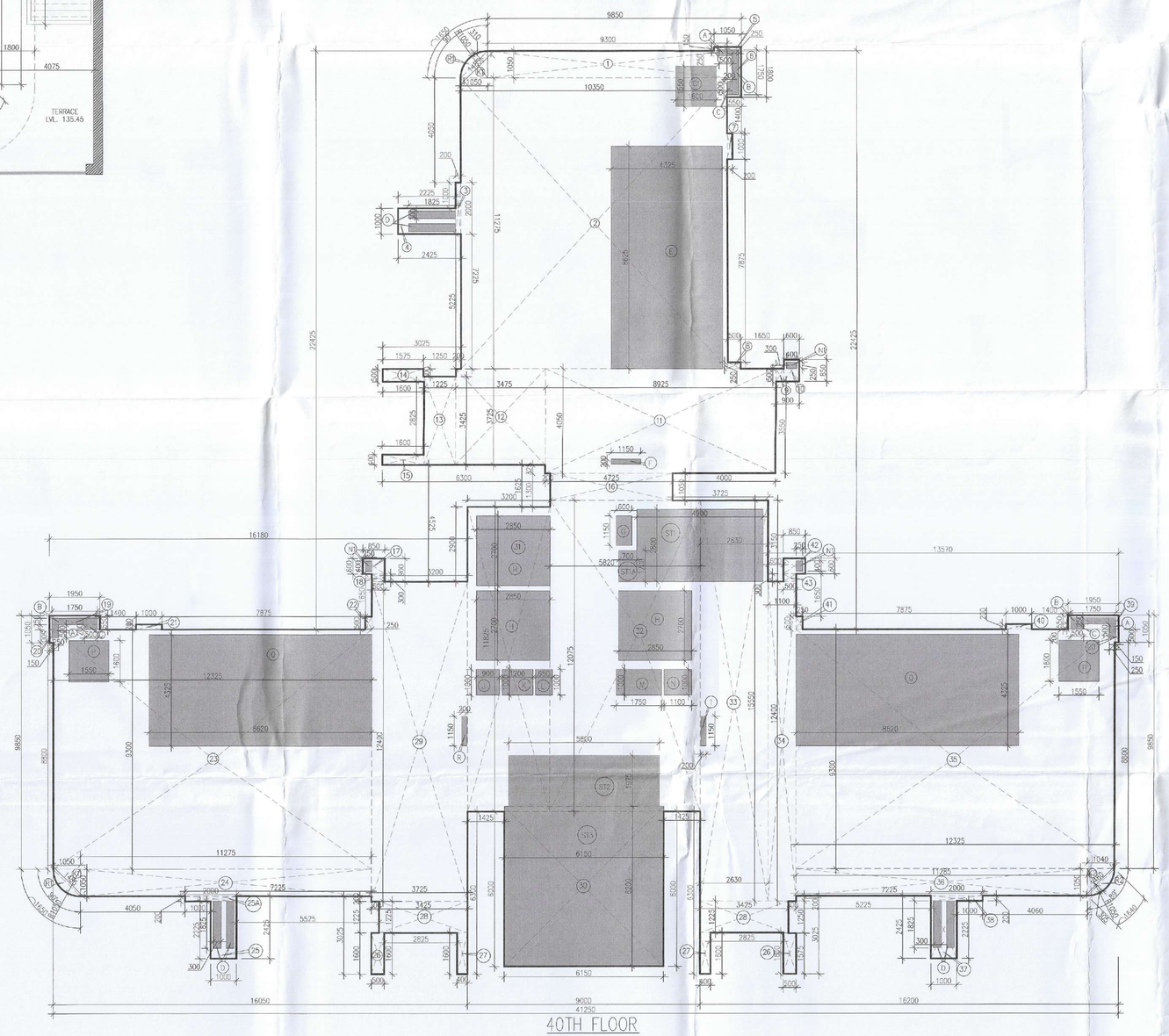
GROSS – A														
1	1	X			9.200			X	1.050	=	9.765		SQM
2	1	X			10.350			X	11.275	=	116.696		SQM
3	1	X			2.200			X	2.800	=	0.400		SQM
4	1	X			2.225			X	1.000	=	2.225		SQM
5	1	X			1.050			X	0.150	=	0.158		SQM
6	1	X			0.550			X	1.600	=	0.880		SQM
7	1	X			0.200			X	1.000	=	0.200		SQM
8	1	X			0.300			X	0.250	=	0.125		SQM
9	1	X			0.300			X	0.500	=	0.150		SQM
10	1	X			0.600			X	0.850	=	0.510		SQM
11	1	X			6.925			X	4.020	=	38.146		SQM
12	1	X			3.475			X	3.725	=	12.944		SQM
13	1	X			1.225			X	3.425	=	4.196		SQM
14	1	X			1.575			X	0.500	=	0.788		SQM
15	1	X			1.600			X	0.400	=	0.640		SQM
16	1	X			4.725			X	1.050	=	4.961		SQM
17	1	X			0.850			X	0.600	=	0.510		SQM
18	1	X			0.500			X	0.300	=	0.150		SQM
19	1	X			1.950			X	0.550	=	1.073		SQM
20	2	X			0.150			X	0.500	=	0.150		SQM
21	1	X			1.000			X	0.200	=	0.200		SQM
22	1	X			0.250			X	0.500	=	0.125		SQM
23	1	X			12.325			X	9.300	=	114.623		SQM
24	1	X			11.275			X	1.050	=	11.839		SQM
25	1	X			1.000			X	2.225	=	2.225		SQM
25A	1	X			2.000			X	0.200	=	0.400		SQM
26	2	X			0.500			X	1.600	=	1.600		SQM
27	2	X			0.400			X	1.600	=	1.280		SQM
28	2	X			3.425			X	1.225	=	8.391		SQM
29	1	X			3.725			X	12.400	=	46.190		SQM
30	1	X			6.150			X	6.000	=	36.900		SQM
31	1	X			3.200			X	11.825	=	37.840		SQM
32	1	X			5.820			X	12.075	=	70.277		SQM
33	1	X			2.630			X	15.550	=	40.897		SQM
34	1	X			1.100			X	12.400	=	13.640		SQM
35	1	X			12.325			X	9.300	=	114.623		SQM
36	1	X			11.280			X	1.050	=	11.849		SQM
37	1	X			1.000			X	2.225	=	2.225		SQM
38	1	X			2.000			X	0.200	=	0.400		SQM
39	1	X			1.950			X	0.550	=	1.073		SQM
40	1	X			1.000			X	0.200	=	0.200		SQM
41	1	X			0.250			X	0.500	=	0.125		SQM
42	1	X			0.850			X	0.600	=	0.510		SQM
43	1	X			0.500			X	0.300	=	0.150		SQM
K1	2	X	0.5	X	1.050			X	1.050	=	1.103		SQM
K2	1	X	0.5	X	1.040			X	1.050	=	0.546		SQM
									TOTAL	=	712.005		SQM
GROSS – B					DEDUCTION									
A	3	X		X	0.500			X	0.250	=	0.375		SQM	
B	3	X		X	1.750			X	0.250	=	1.313		SQM	
C	3	X		X	0.200			X	0.500	=	0.300		SQM	
C1	1	X		X	1.600			X	1.500	=	2.400		SQM	
D	6	X		X	0.300			X	1.825	=	3.285		SQM	
E	1	X		X	4.325			X	8.625	=	37.303		SQM	
F	1	X		X	1.150			X	0.200	=	0.230		SQM	
G	1	X		X	0.600			X	1.150	=	0.690		SQM	
H	3	X		X	2.850			X	2.700	=	23.080		SQM	
J	1	X		X	0.900			X	1.000	=	0.900		SQM	
K	1	X		X	1.200			X	1.000	=	1.200		SQM	
L	1	X		X	0.660			X	1.000	=	0.660		SQM	
M	1	X		X	1.750			X	1.000	=	1.750		SQM	
N	1	X		X	1.100			X	1.000	=	1.100		SQM	
N1	3	X		X	0.400			X	0.250	=	0.300		SQM	
P	2	X		X	1.550			X	1.500	=	4.960		SQM	
Q	2	X		X	8.620			X	4.325	=	74.563		SQM	
R	1	X		X	0.200			X	1.150	=	0.230		SQM	
T	1	X		X	0.200			X	1.150	=	0.230		SQM	
									TOTAL	=	154.944		SQM	
GROSS – C					STAIRCASE AREA									
ST1	1	X		X	4.900			X	2.800	=	13.720		SQM	
ST1A	1	X		X	0.700			X	1.200	=	0.840		SQM	
ST2	1	X		X	5.800			X	1.975	=	11.455		SQM	
ST3	1	X		X	6.150			X	6.200	=	38.130		SQM	
									TOTAL	=	64.145		SQM	

	=		=	GROSS – A	-	GROSS – D	-	GROSS – B	-	GROSS – C
	=		=	712.005	+	0.937	-	154.944	-	64.145
TOTAL FAR AREA OF 40TH FLOOR	=		=	TOTAL	=	493.852	SQM			
	=		=	FAR AREA	+	GROSS – C				
	=		=	493.852	+	64.145				
TOTAL BUILTUP AREA OF 40TH FLOOR	=		=	TOTAL	=	557.997	SQM			

ARC AREA																						
GROSS – B																						
R1	=	2	X	3.14	x	1.050	x	1.050	x	90	\	360	-	0.5	x	1.050	-	0.310	x	1.485	=	0.632	sqm
R2	=	1	X	3.14	x	1.050	x	1.050	x	89	\	360	-	0.5	x	1.050	-	0.305	x	1.480	=	0.305	sqm
																				TOTAL	=	0.937	SQM

FAR AREA

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL. GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/CWP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC.FIRE DOOR/OWC METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LV/ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3750 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW		100	2700
W1	1500 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2300	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700



40TH FLOOR
AREA DIAGRAM
TOWER-10

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HL) Chairman B.P.A.C.

AD (T&CP) (T.P.(HQ)) | PA | ATP (ATP(HQ))

Rajeev Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N (GRID)

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP(HQ) Member BPAC

Ar. Ravinder Kumar CA/2012/55971

Checked and found ok for Public Health (Internal) Service only subject to comments in its forwarding letter No. 2641123 Dt. 23/07/2024

JUNE.-2024. Scale 1:100

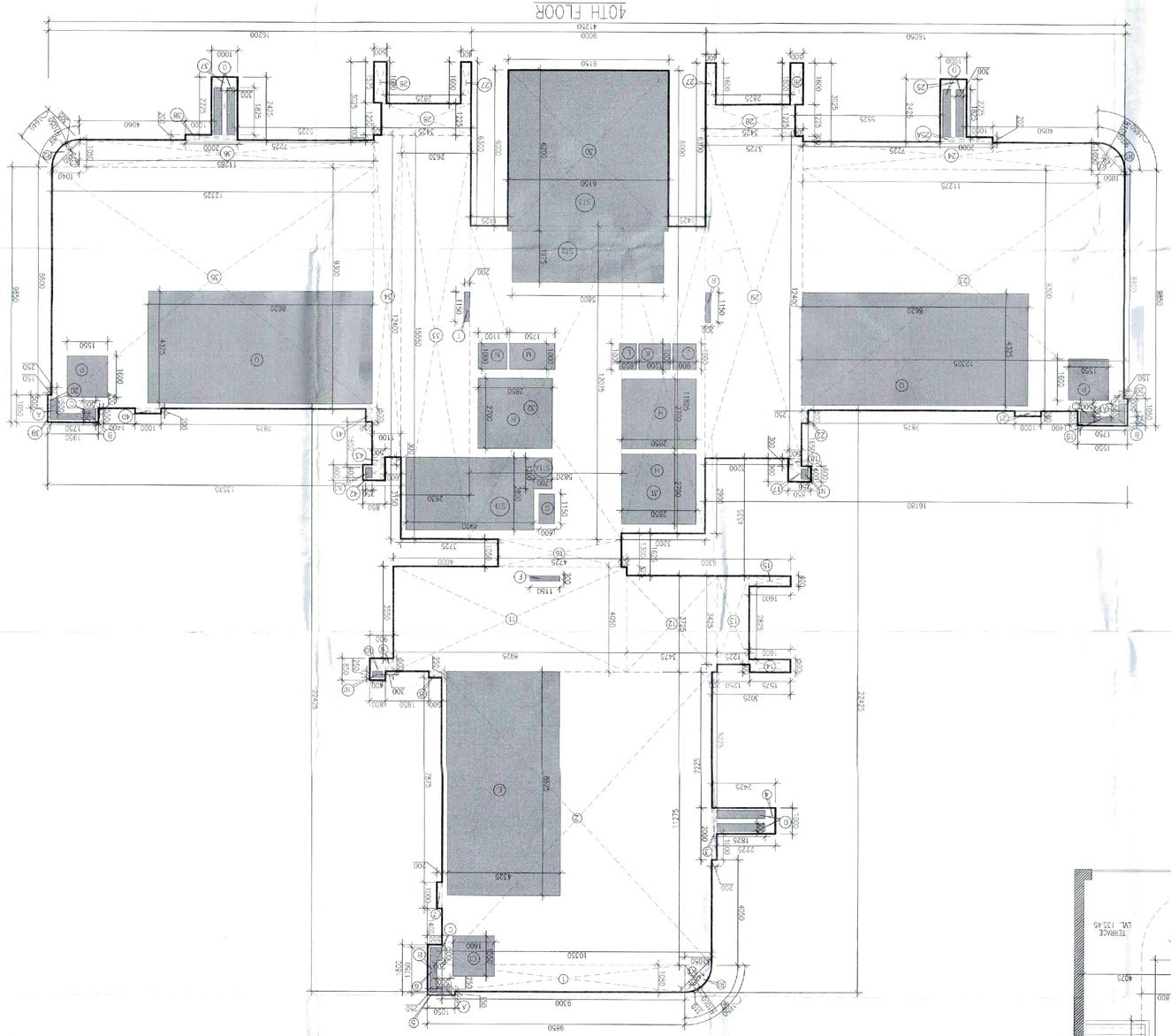
Drawing Title: TOWER- 10 40TH FLOOR PLAN & FAR AREA CALCULATION

Drawing No.: T10-06

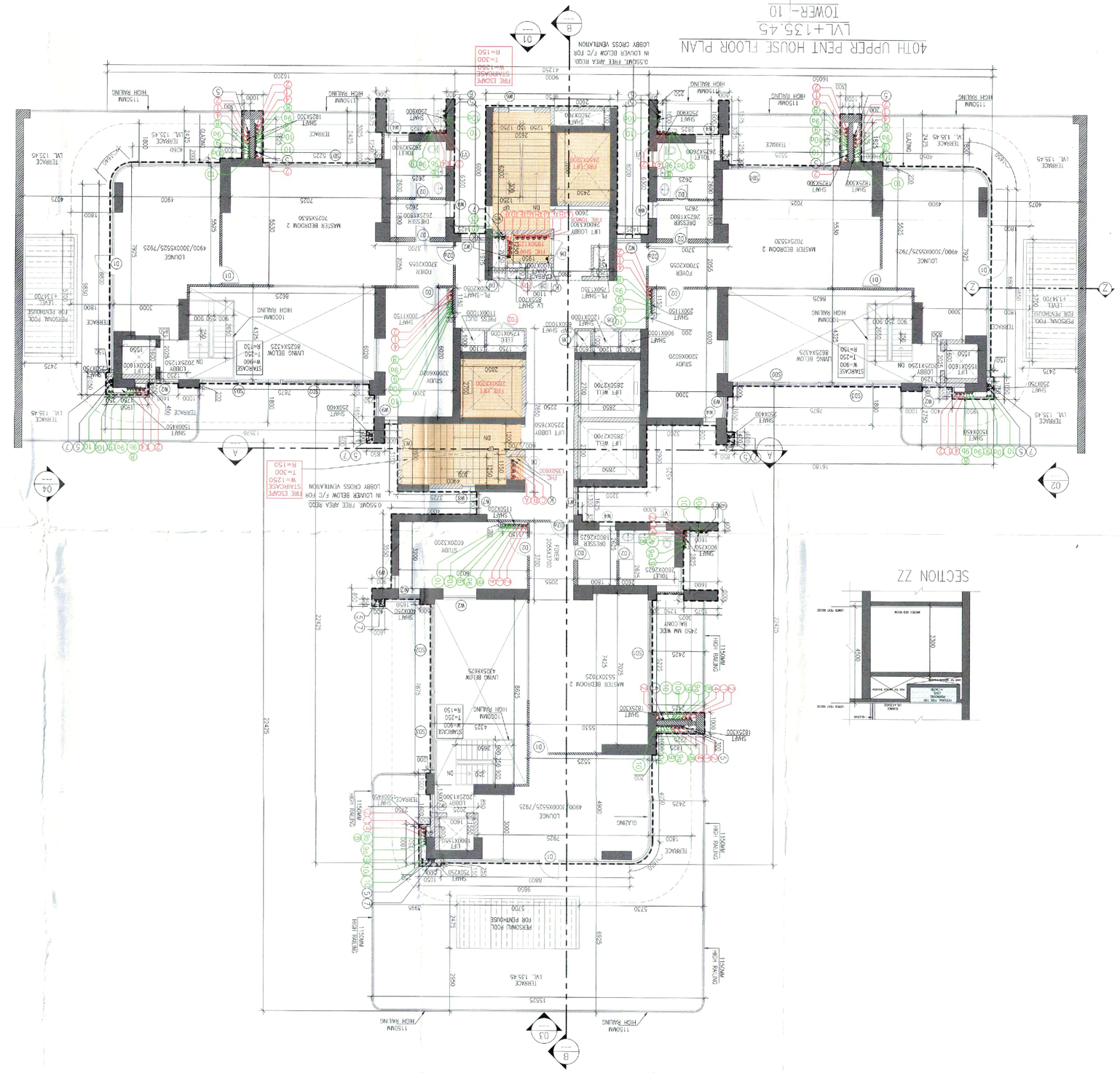
Consulting Engineer (HQ) Chief Engineer-I (TCP) Panchkula

8

40TH FLOOR AREA DIAGRAM TOWER-10



SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2100	UNIT ENTRY	FIRE DOOR (2 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x1800	TOILET/SHOWER/ CLOSASSE	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2100	PWC	MOULDED DOOR	100	2400
D7	1500X2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2300	GARAGE	SWING/SLIDING DOOR (1/2 HR)	100	2400
D9	600 X2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D10a	750x1800	UTILITY ROOM	FIRE DOOR (1 HR)		2400
D11	1200x2100	ELECTRICAL SHAFT	PUMP&ELEC.FIRE DOOR/DVC.METAL DOOR (2 HR)	100	2400
D12	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
D13	750 X2300		FIRE DOOR (2 HR)	100	2400
D14	1525 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
S01			AL. WINDOW	1200	2700
S02	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S03	3175 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S04	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S05	1200 X 2700	LOUNGE	AL. SLIDING DOOR		2700
S06	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S07	6450 X 2700	M.BED ROOM	DOOR-WINDOW	00/100	2700
			AL. SLIDING DOOR/WINDOW		
DW1	1000X 2700		DOOR-WINDOW	100	2700
			WINDOW		
V01	1300 X 2400	LOBBY	LOUVRE/RECTANGULAR	100	2700
V02	1025 X 2400	LOBBY	LOUVRE/RECTANGULAR	100	2700
W1	1100 X 1500	STAIRCASE	LOUVRED WINDOW	1200	2700
W2	1100X 1700	STAIRCASE	LOUVRED WINDOW	1200	2700
W3	1050 X 2100	LOBBY	LOUVRED WINDOW	100	2700
W4	600 X1500	STAIRCASE	LOUVRED WINDOW	1200	2700
W5	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
W6	900 X1500				
W7	750 X 2100	LOBBY	LOUVRED WINDOW	100	2700
W8	1100X 1500	STAIRCASE	LOUVRED WINDOW	1200	2700
W9	1100 X 1500	STAIRCASE	LOUVRED WINDOW	1200	2700
V1	750X2100	TOILET	VENTILATION	600	2700
V2	1050X2100	TOILET	VENTILATION	600	2700
V3	1250X2100	TOILET	VENTILATION	600	2700
V4	750X2100	TOILET	VENTILATION	600	2700
V5	750X2100	TOILET	VENTILATION	600	2700
V6	900X2100	TOILET	VENTILATION	600	2700
FW1	750 X 2400	WARTING/GREY PAINT	FIRE GLASS (2 HR)	100	2700
W4	750 X 2400	WARTING/GREY PAINT	AL. GLAZED WINDOW	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW2	1055 X 2400	LOBBY	FIRE GLASS (2 HR)	100	2700

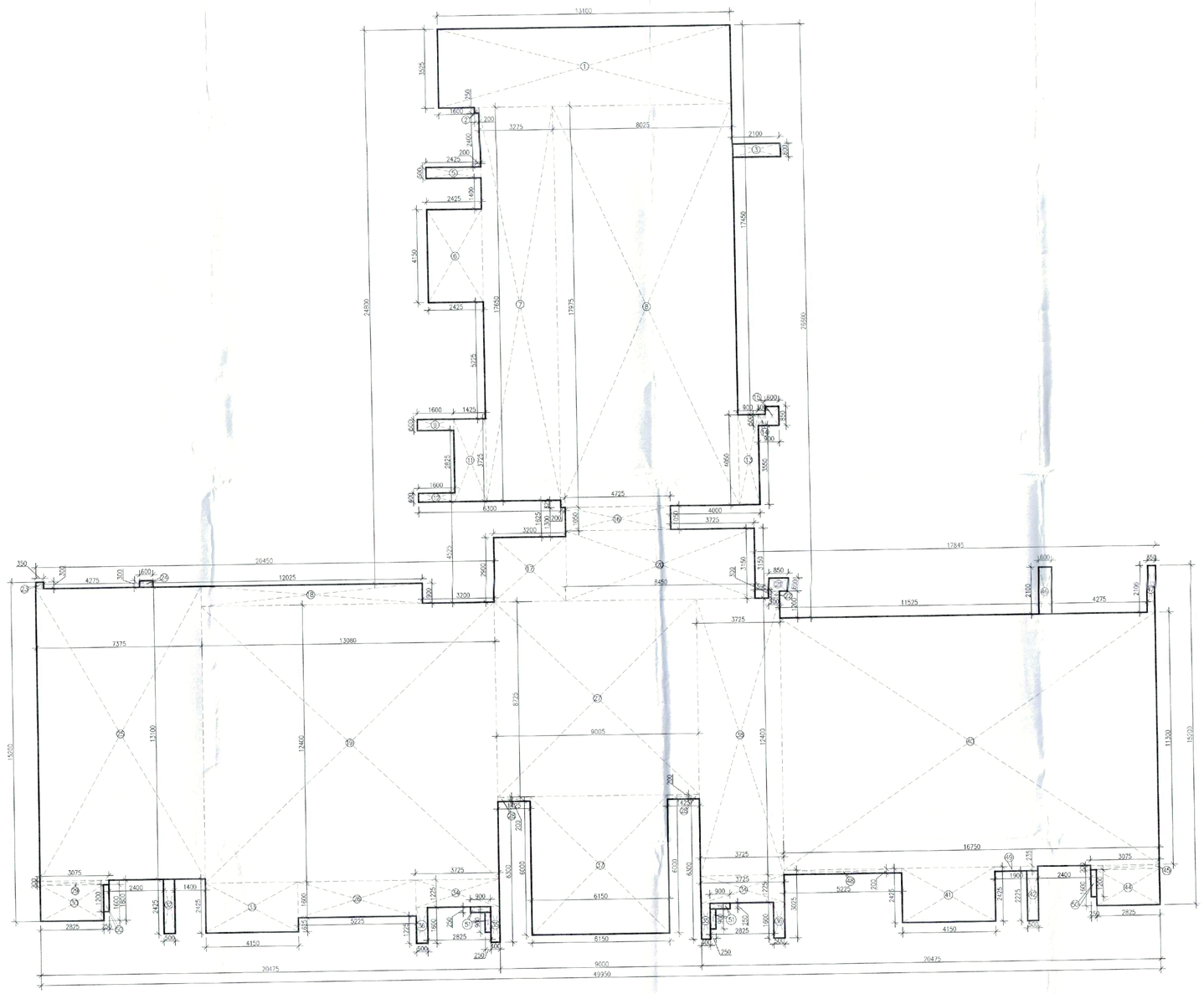


PLUMBING LEGEND:-	
1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR BSEMENT
8	DOMESTIC WATER SUPPLY (GROUND TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (DAY GRAVITY TAN TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (DAY GRAVITY TAN TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O/H TANK
12	FLUSHING WATER SUPPLY RISER FOR O/H TANK

FIRE PROTECTION PIPE LEGEND:-	
SN	
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER PIPE ZONE-4
H	SPRINKLER PIPE ZONE-5
J	SPRINKLER SINGLE BY PIPE ZONE-1
K	SPRINKLER SINGLE BY PIPE ZONE-2
M	SPRINKLER SINGLE BY PIPE ZONE-3
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DP	DRAIN POINT
BD	BALCONY DRAIN
FCO	FLOOR CLEAN OUT PLUG
FD	FLOOR DRAIN
HT	HORNAL TRAP
WT	FLOOR TRAP
FWS	FLUSHING WATER SUPPLY
DWS	DOMESTIC WATER SUPPLY
CCP	CLEAN OUT PLUG

| AREA CALCULATION OF 40TH FLOOR PLAN TOWER-10 | | | | |



GROUND COVERAGE
TOWER-10

GROSS -A								
1	1	X	13.100	X	3.525	=	46.178	SQM
2	1	X	0.200	X	0.250	=	0.050	SQM
3	1	X	2.100	X	0.600	=	1.260	SQM
4	1	X	2.425	X	0.500	=	1.213	SQM
5	1	X	2.425	X	4.150	=	10.064	SQM
6	1	X	3.775	X	17.650	=	57.804	SQM
7	1	X	8.025	X	17.975	=	144.249	SQM
8	1	X	1.600	X	0.500	=	0.800	SQM
9	1	X	1.425	X	3.725	=	5.308	SQM
10	1	X	1.600	X	0.400	=	0.640	SQM
11	1	X	0.900	X	4.050	=	3.645	SQM
12	1	X	0.300	X	0.500	=	0.150	SQM
13	1	X	0.600	X	0.850	=	0.510	SQM
14	1	X	4.725	X	1.050	=	4.961	SQM
15	1	X	3.200	X	2.900	=	9.280	SQM
16	1	X	9.975	X	0.900	=	8.978	SQM
17	1	X	13.080	X	12.400	=	162.192	SQM
18	1	X	8.450	X	3.150	=	26.618	SQM
19	1	X	0.850	X	0.600	=	0.510	SQM
20	1	X	0.500	X	0.300	=	0.150	SQM
21	1	X	0.350	X	0.300	=	0.105	SQM
22	1	X	0.600	X	0.300	=	0.180	SQM
23	1	X	7.375	X	13.100	=	96.613	SQM
24	1	X	5.225	X	1.600	=	8.360	SQM
25	1	X	9.005	X	8.725	=	78.569	SQM
26	2	X	1.425	X	0.200	=	0.570	SQM
27	1	X	3.075	X	0.200	=	0.615	SQM
28	1	X	2.825	X	1.600	=	4.520	SQM
29	1	X	0.500	X	2.425	=	1.213	SQM
30	1	X	4.150	X	2.225	=	9.234	SQM
31	2	X	3.725	X	1.225	=	9.135	SQM
32	2	X	0.400	X	1.600	=	1.280	SQM
33	2	X	0.600	X	1.500	=	1.800	SQM
34	1	X	6.150	X	6.200	=	38.130	SQM
35	1	X	3.725	X	12.400	=	46.190	SQM
36	1	X	16.750	X	11.308	=	189.375	SQM
37	1	X	4.150	X	2.425	=	10.064	SQM
38	1	X	0.500	X	2.225	=	1.113	SQM
39	1	X	2.825	X	1.600	=	4.520	SQM
40	1	X	3.075	X	0.200	=	0.615	SQM
41	1	X	0.800	X	2.100	=	1.260	SQM
42	1	X	0.350	X	2.100	=	0.735	SQM
43	1	X	5.225	X	0.200	=	1.045	SQM
44	1	X	1.900	X	0.235	=	0.447	SQM
45	2	X	0.250	X	1.200	=	0.600	SQM
46	4	X	0.900	X	0.250	=	0.900	SQM
					TOTAL	=	991.345	SQM

GROUND COVERAGE TOWER-10

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

DTP (HQ) ATP(HQ)

AD PA AT

DDMA(HQ) Member BPAC

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

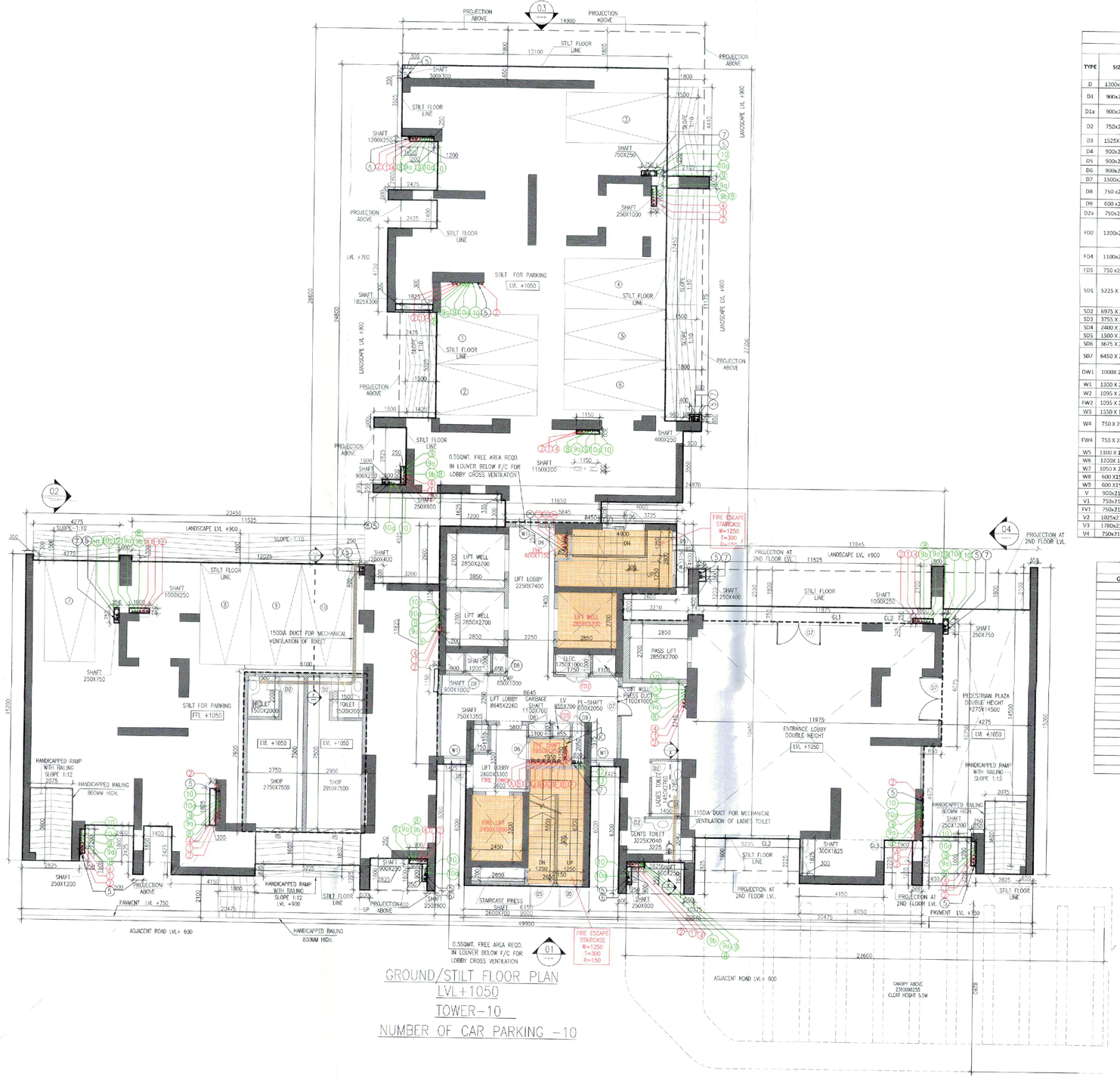
ARCHITECT'S SEAL & SIGNATURE

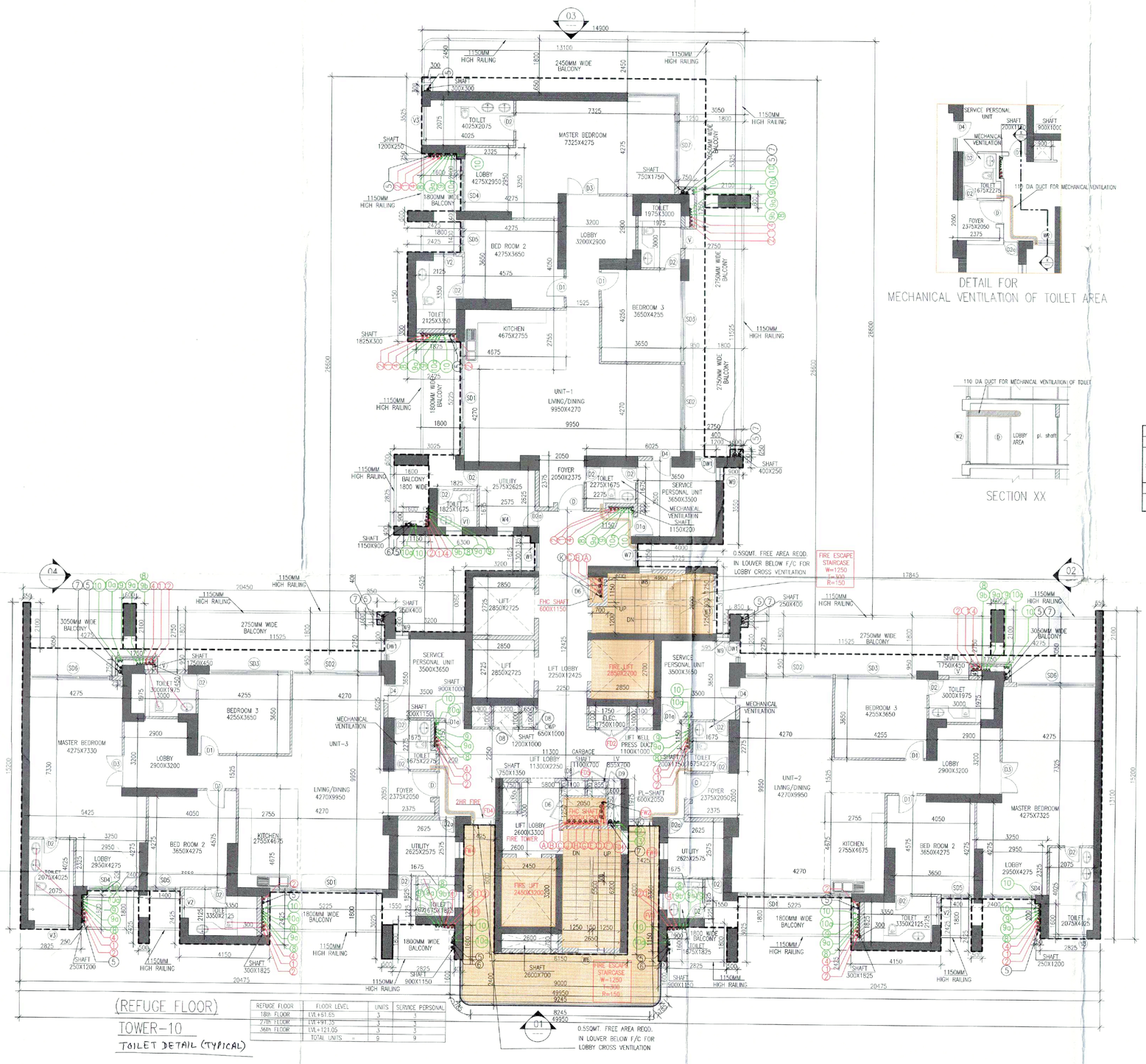
Ar. Rajinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:-
TOWER- 10
GROUND COVERAGE

Drawing No:-
T1C-01a


PROJECTION ABOVE
STILT FLOOR LINE
LANDSCAPE LVL +900
LANDSCAPE LVL +900
SHAFT 1500X250
SHAFT 2500X250
SHAFT 1800X300
SHAFT 2500X1200
SHAFT 1500X250
SHAFT 4000X200
SHAFT 1150X200
SHAFT 2500X600
SHAFT 2500X750
SHAFT 1500X250
SHAFT 1500X250
SHAFT 2500X1200
SHAFT 2500X1200
SHAFT 2500X750



REFUGE FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL
18th FLOOR	LVL+57.75	3	3
27th FLOOR	LVL+91.70	3	3
36th FLOOR	LVL+123.05	3	3
	TOTAL UNITS =	9	9

PLUMBING LEGEND:-	
1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

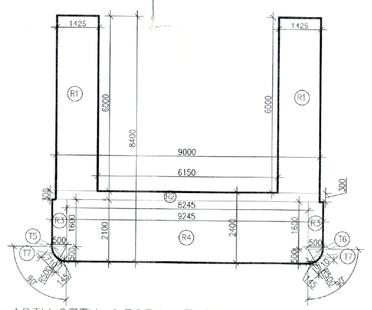
Typical Mechanical Ventilation Calculation for WC

Tower-10-Toilet Exhaust sheet

S.No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)	L x B x H (mm)	Diameter (mm)
1	**Typical Mechanical Ventilation Calculation for WC**										
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	73	18100 CFM, Inline Fan	300x250x180	110 (OD)

SCHEDULE OF DOORS & WINDOWS

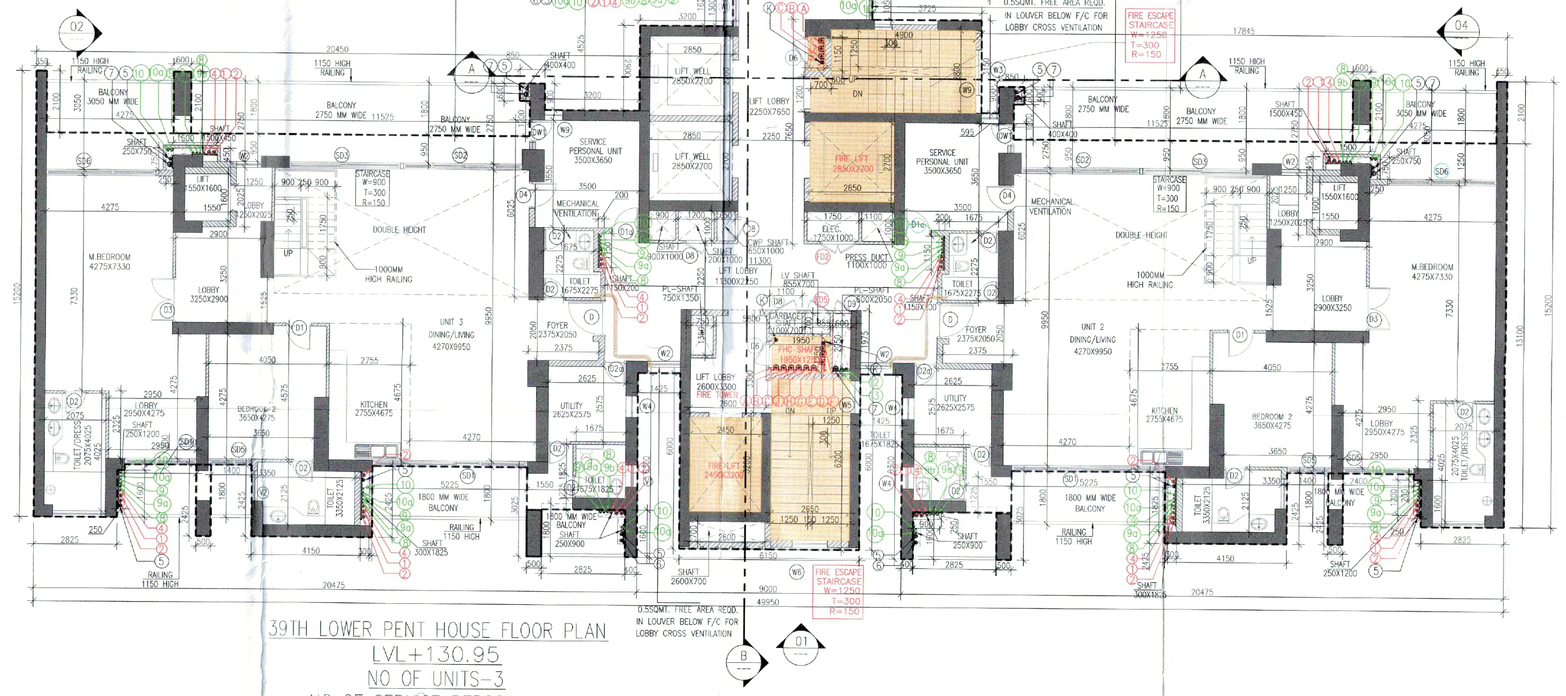
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2100	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/CWP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PLMP/ELEC-FIRE DOOR/GWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LVT SHAFT	FIRE DOOR (2 HR)	300	2400
SD1	5725 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1560 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1300 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1075x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700

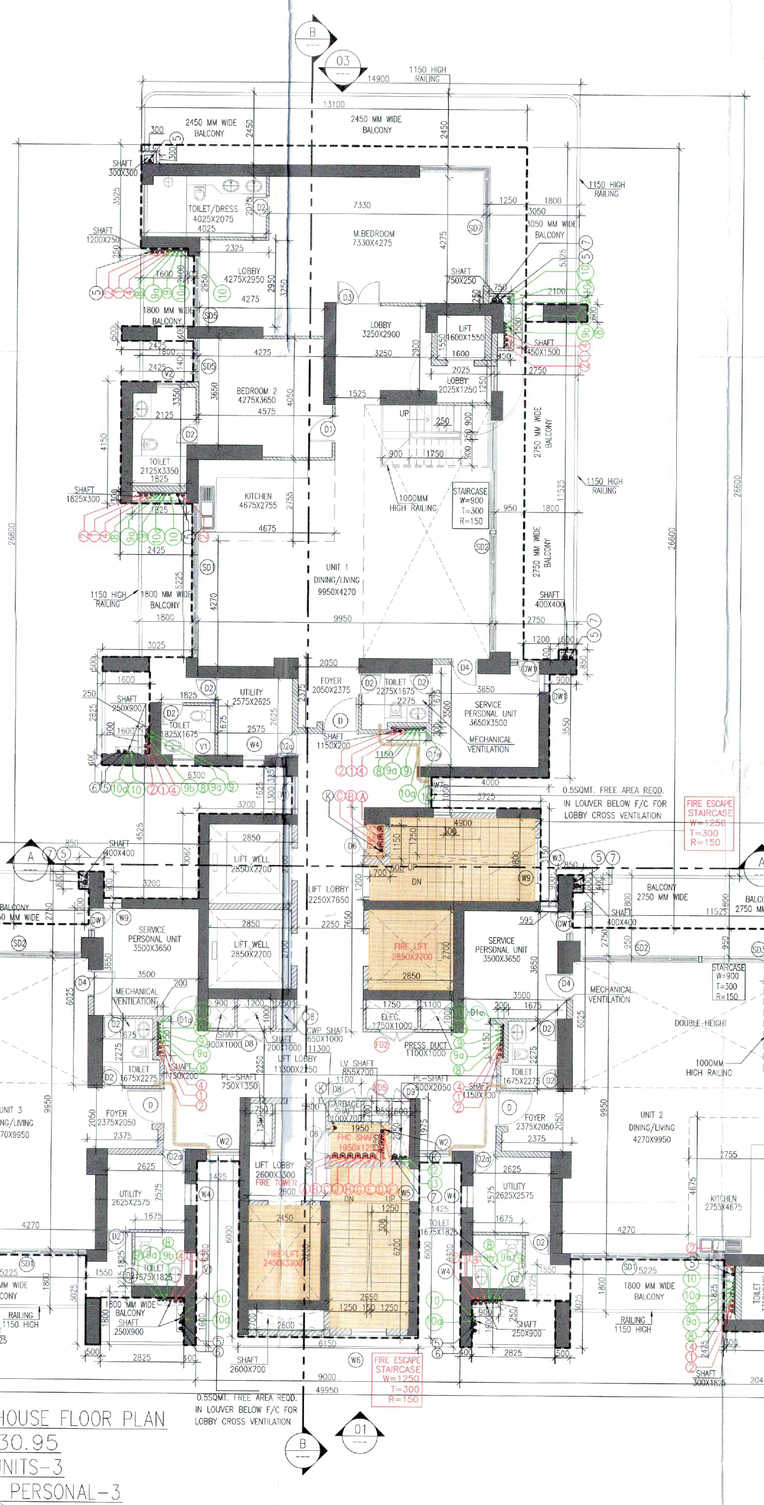


18TH , 27TH & 36TH FLOOR REFUGE AREA TOWER-10

GROSS - A										
R1	=	2	X	1.425	X	6.000	=	17.100	SQM	
R2	=	1	X	2.300	X	9.000	=	2.700	SQM	
R3	=	2	X	1.500	X	1.600	=	1.600	SQM	
R4	=	1	X	3.245	X	2.100	=	17.315	SQM	
R5	=	0.5	X	3.900	X	0.500	=	0.125	SQM	
R6	=	0.6	X	2.500	X	0.500	=	0.125	SQM	
					TOTAL		=	38.965		
NL REFUGE AREA				GROSS-A	=	GROSS - B				
			=	38.965	=	0.140				
			=	39.105		GROSS-C				
GROSS AREA OF 18TH,19TH & 27TH,28TH FLOOR			=	786.350	SQM					
GROSS AREA OF 36TH &37TH FLOOR			=	786.350						
			=	1572.700	SQM					
REFUGE AREA REQUIRED		=	(1572.700X0.3)/12.5	=	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.8 SQM PER 200 POPULATION					
		=	37.745	+	0.9					
		=	38.645	SQM						
REFUGE AREA PROVIDED		=	GROSS - C							
		=	39.105	SQM						

ARC AREA						FAR AREA														
GROSS - B																				
T7	=	2	X	3.14	x	0.500	x	0.500	x	90	\	360	-	0.5	x	0.500	-	0.145	x	0.710	=	0.140	SQM
																			TOTAL	=	0.140	SQM





Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

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S.T.P.(G) Member Secretary BPAC | S.T.P.(G) Member BPAC | C.T.P.(HQ) Chairman BPAC

AD PA ATP DTP (HQ) ATP (HQ) Senior Dist. Town Planner (DTP(HQ))

TO BE READ WITH THIS OFFICE MEMO NO. DATED

N NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar CA/2012/55971

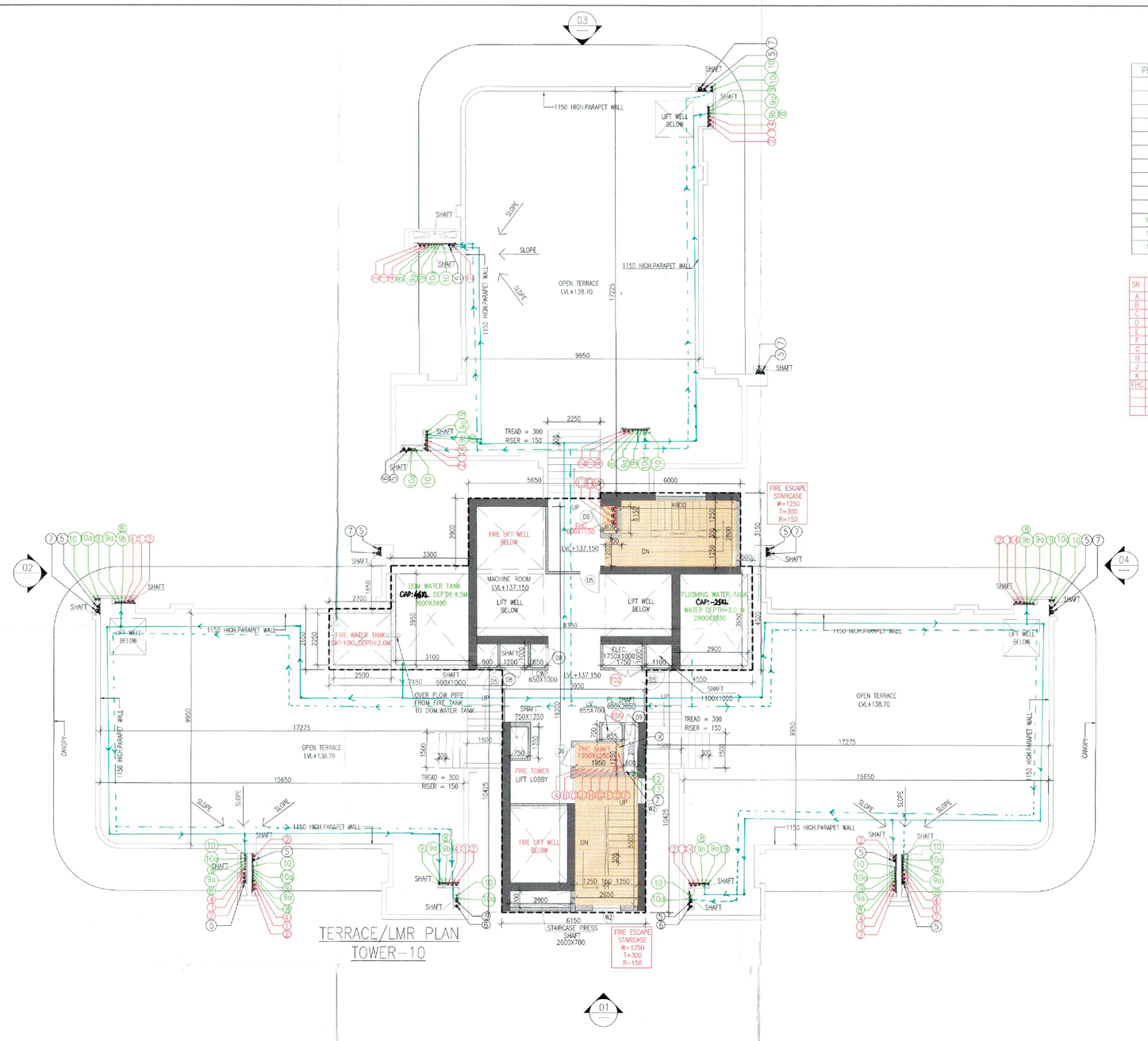
Checked & found ok for Public Health (Environment) purpose only subject to comments in Memo No. 26413 Dt. 23/07/24

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 10

REFUSE FLOOR PLAN (18TH,27TH & 36TH) & 39TH FLOOR PLAN

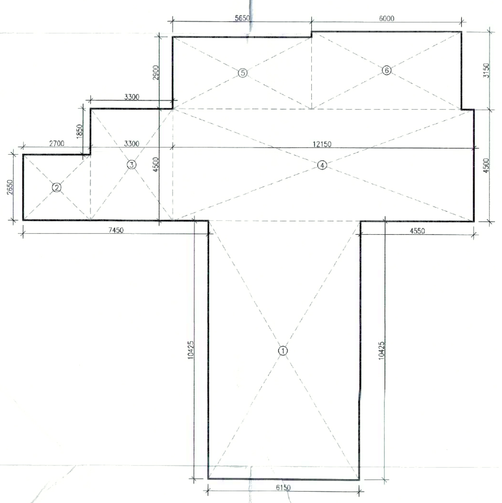
Drawing No:- T10-04



PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34m TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

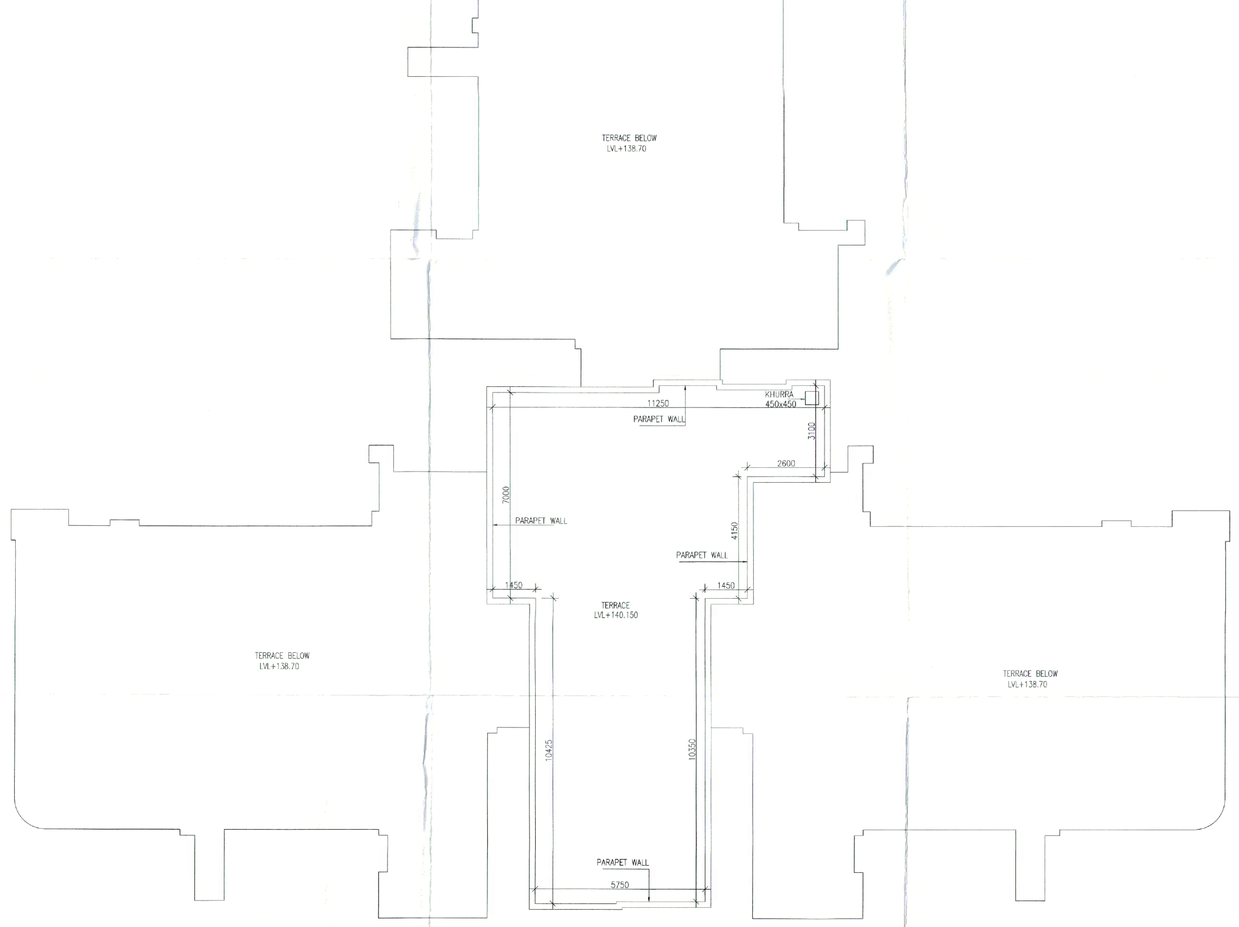
SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT



MUMTY & MACHINE ROOM
AREA DIAGRAM
TOWER-10

MUMTY & MACHINE ROOM AREA TOWER -10								
GROSS -A								
1	1	X	6.150	X	10.425	=	64.114	SQM
2	1	X	2.700	X	2.550	=	7.166	SQM
3	1	X	3.300	X	4.719	=	15.560	SQM
4	1	X	12.150	X	4.500	=	54.675	SQM
5	1	X	5.650	X	2.900	=	16.385	SQM
6	1	X	6.000	X	3.150	=	18.900	SQM
					TOTAL	=	176.788	SQM



LMR TERRACE
TOWER-10
LVL+140.150

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	UNTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/CWP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP/LEC-FIRE DOOR/DWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LVT/ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X2700	DOOR WINDOW	DOOR-WINDOW	100	2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1060 X 2700	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X 600	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600X1500	SERVICE PERSONNEL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

Member Secretary DTP (HQ) B.P.A.C. | Member ATP (HQ) B.P.A.C. | Chairman B.P.A.C.

AD PA ATP

DTP (HQ) ATP (HQ)

Rajesh Dull JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ajender Kumar CA/2007/55071

Scrutinized and found ok for Public Health Service only subject to comments in Scrutiny Report No. 24/4/25 dt. 23/07/24

JUNE.-2024. Scale : 1:100

Drawing Title:- TOWER-10 TERRACE & LMR/MACHINE ROOM PLAN & AREA CALCULATION

Drawing No:- T10-06

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL
2nd FLOOR	LVL+6.85	3	3
3rd FLOOR	LVL+12.85	3	3
4th FLOOR	LVL+15.45	3	3
5th FLOOR	LVL+18.75	3	3
6th FLOOR	LVL+22.05	3	3
7th FLOOR	LVL+25.35	3	3
8th FLOOR	LVL+28.65	3	3
9th FLOOR	LVL+31.95	3	3
10th FLOOR	LVL+35.25	3	3
11th FLOOR	LVL+38.55	3	3
12th FLOOR	LVL+41.85	3	3
13th FLOOR	LVL+45.15	3	3
14th FLOOR	LVL+48.45	3	3
15th FLOOR	LVL+51.75	3	3
16th FLOOR	LVL+55.05	3	3
17th FLOOR	LVL+58.35	3	3
18th FLOOR	LVL+64.95	3	3
20th FLOOR	LVL+68.25	3	3
21st FLOOR	LVL+71.55	3	3
22nd FLOOR	LVL+74.85	3	3
23rd FLOOR	LVL+78.15	3	3
24th FLOOR	LVL+81.45	3	3
25th FLOOR	LVL+84.75	3	3
26th FLOOR	LVL+88.05	3	3
28th FLOOR	LVL+94.65	3	3
29th FLOOR	LVL+97.95	3	3
30th FLOOR	LVL+101.25	3	3
31st FLOOR	LVL+104.55	3	3
32ND FLOOR	LVL+107.85	3	3
33rd FLOOR	LVL+111.15	3	3
34th FLOOR	LVL+114.45	3	3
35th FLOOR	LVL+117.75	3	3
37th FLOOR	LVL+124.35	3	3
38th FLOOR	LVL+127.65	3	3
	TOTAL UNITS	102	102

PLUMBING LEGEND:-	
1	150Ø RAIN WATER PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/CWP SHAFT	MOULDED DOOR (1/7 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC.-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LV/ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	ALL SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1340 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR WINDOW	DOOR-WINDOW		2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
HW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1340 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
HW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1700X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2100	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x1100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700

FAR AREA CALCULATION OF 2ND TO 39TH TYPICAL FLOOR TOWER-10

GROSS – A

1	1	X	13.100	X	3.525	=	46.178 SQM
2	1	X	0.200	X	0.250	=	0.050 SQM
3	1	X	2.100	X	0.600	=	1.260 SQM
5	1	X	2.425	X	0.500	=	1.213 SQM
6	1	X	2.425	X	4.150	=	10.064 SQM
7	1	X	3.275	X	17.650	=	57.804 SQM
8	1	X	8.025	X	17.975	=	144.249 SQM
9	1	X	1.600	X	0.500	=	0.800 SQM
11	1	X	1.425	X	3.725	=	5.308 SQM
12	1	X	1.600	X	0.400	=	0.640 SQM
13	1	X	0.900	X	4.050	=	3.645 SQM
14	1	X	0.300	X	0.500	=	0.150 SQM
15	1	X	0.600	X	0.850	=	0.510 SQM
16	1	X	4.725	X	1.050	=	4.961 SQM
17	1	X	3.200	X	2.900	=	9.280 SQM
18	1	X	0.850	X	0.600	=	0.510 SQM
19	1	X	0.500	X	0.300	=	0.150 SQM
20	1	X	9.450	X	3.150	=	29.618 SQM
21	1	X	0.850	X	0.600	=	0.510 SQM
22	1	X	0.500	X	0.300	=	0.150 SQM
23	1	X	0.350	X	2.100	=	0.735 SQM
24	1	X	0.600	X	2.100	=	1.260 SQM
25	1	X	16.750	X	11.300	=	189.275 SQM
26	1	X	3.725	X	12.400	=	46.190 SQM
27	1	X	9.005	X	8.725	=	78.569 SQM
28	2	X	1.425	X	0.200	=	0.570 SQM
29	1	X	3.075	X	0.200	=	0.615 SQM
30	1	X	2.825	X	1.600	=	4.520 SQM
32	1	X	1.500	X	2.425	=	1.213 SQM
33	1	X	4.150	X	2.425	=	10.064 SQM
34	2	X	3.725	X	1.225	=	9.126 SQM
35	2	X	0.400	X	1.600	=	1.280 SQM
36	2	X	0.500	X	1.800	=	1.600 SQM
37	1	X	8.150	X	6.200	=	38.130 SQM
38	1	X	3.725	X	12.400	=	46.190 SQM
40	1	X	16.750	X	11.300	=	189.275 SQM
41	1	X	4.150	X	2.425	=	10.064 SQM
42	1	X	0.500	X	2.425	=	1.213 SQM
44	1	X	2.825	X	1.600	=	4.520 SQM
45	1	X	3.075	X	0.200	=	0.615 SQM
46	1	X	0.600	X	2.100	=	1.260 SQM
47	1	X	0.350	X	2.100	=	0.735 SQM
					TOTAL	=	951.066 SQM

GROSS – B

DEDUCTION

A	1	X	0.300	X	0.300	=	0.090 SQM
B	3	X	0.500	X	0.250	=	0.375 SQM
C	3	X	0.250	X	1.750	=	1.313 SQM
D	3	X	0.500	X	0.200	=	0.300 SQM
E	1	X	1.825	X	0.300	=	0.548 SQM
F	1	X	1.150	X	0.200	=	0.230 SQM
G	3	X	2.850	X	2.700	=	23.055 SQM
H	1	X	0.600	X	1.150	=	0.850 SQM
H1	3	X	0.250	X	0.400	=	0.300 SQM
J	1	X	0.200	X	1.150	=	0.230 SQM
K	1	X	0.900	X	1.000	=	0.900 SQM
L	1	X	1.200	X	1.000	=	1.200 SQM
M	1	X	0.650	X	1.000	=	0.650 SQM
N	1	X	1.750	X	1.000	=	1.750 SQM
P	1	X	1.100	X	1.000	=	1.100 SQM
Q	1	X	0.200	X	1.150	=	0.230 SQM
R	1	X	0.300	X	1.825	=	0.548 SQM
T	1	X	0.300	X	1.825	=	0.548 SQM
					TOTAL	=	34.085 SQM

GROSS – C

BUILTUP AREA OF STAIRASE AREA

ST1	1	X	4.900	X	2.800	=	13.720 SQM
ST1A	1	X	0.700	X	1.200	=	0.840 SQM
ST2	1	X	5.800	X	1.975	=	11.455 SQM
ST3	1	X	6.150	X	6.200	=	38.130 SQM
					TOTAL	=	64.145 SQM

FAR AREA OF TYPICAL FLOOR	=	GROSS-A	-	GROSS-B	- GROSS-C
	=	951.066	-	34.085	- 64.145
GROSS-D	=	852.836			
BUILTUP AREA OF TYPICAL FLOOR	=	GROSS-D	+	64.145	
	=	852.836	+	64.145	
	=	916.981			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED ISTRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(D) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP(HQ) | Town Dsn 2D(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

Approved Subject to the Remarks Recorded in the Office Memo No. 2D/HQ/2024/1023 Dated: 23/12/24

(TYPICAL FLOOR)
2ND TO 17TH ,19 TO 26TH ,28TH TO 35TH & 37TH TO 38TH FLOOR TYPICAL FLOOR TOWER-10

TOILET DETAIL (TYPICAL)

Typical Mechanical Ventilation Calculation for WC											
Tower-10-Toilet Exhaust sheet											
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC										
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	73	1Ø100 CFM, Inline Fan	300x250x180	110 (OD)

DETAIL FOR MECHANICAL VENTILATION OF TOILET AREA

SECTION XX

SERVICE PERSONAL UNIT (CARPET AREA)									
GROSS – XX									
SR1	=	1	X	3.500	X	1.000	=	3.500	SQM
SR2	=	1	X	3.200	X	1.100	=	3.520	SQM
SR3	=	1	X	3.500	X	1.550	=	5.425	SQM
SR4	=	1	X	1.675	X	1.500	=	2.513	SQM
SR5	=	1	X	1.925	X	0.875	=	1.684	SQM
						TOTAL	=	16.642	SQM

SERVICE PERSONAL UNIT (CARPET AREA) AREA DIAGRAM TOWER-10

Typical Floor AREA DIGRAM 2ND TO 39TH FLOOR TOWER-10

SECTION YY

TYPICAL TOILET VENTILATION DETAIL FOR THE FLOOR IMMEDIATELY BELOW THE REFUGE FLOOR.
17th FLOOR
26th FLOOR
35th FLOOR

N NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

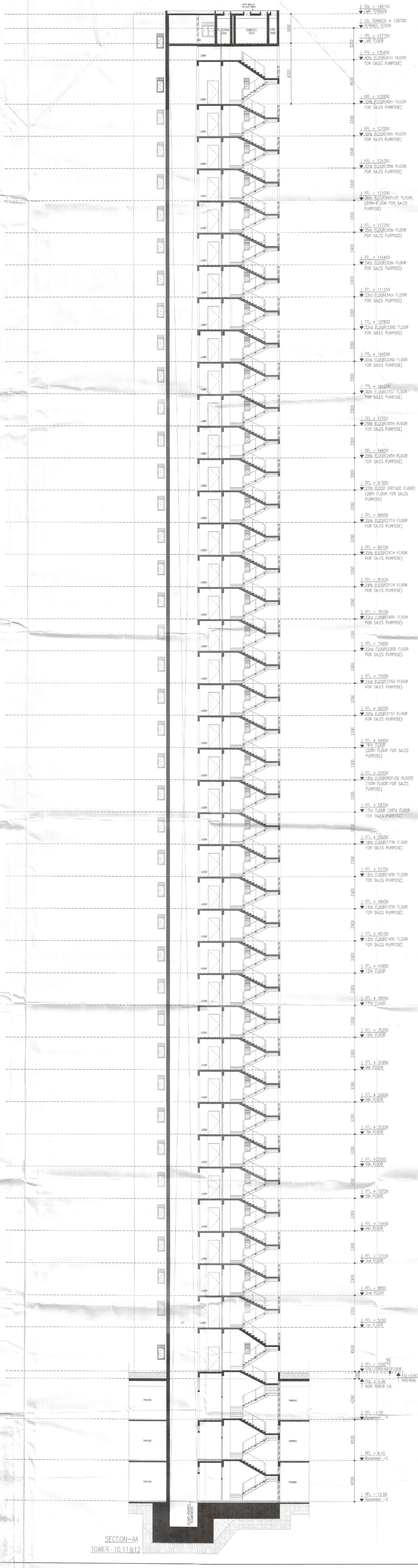
Ar. Rajinder Kumar
CA/2011/255971

Certified that found ok for Public Health Service only subject to comments in Public Health's letter No. 24123 Dt. 23/12/24

JUNE.-2024. Scale :-

Drawing Title:-
TOWER-10
TYPICAL FLOOR PLAN & 2ND TO 39TH FLOOR FAR AREA CALCULATION

Drawing No:-
T10-00



SECTION–AA
TOWER–10,11&12

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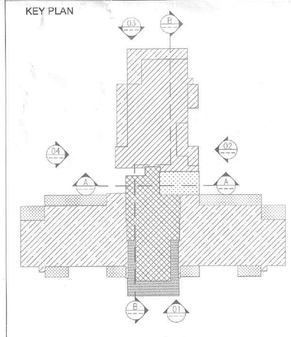
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

AD — DTP (HQ)
PA — ATP (HQ)
ATP — Rajesh Dutt JD (HQ)
S.T.P.(HQ) Member BPAC
S.T.P.(G) Member BPAC
UV
CT (HR) Member BPAC
DDT (HQ) Member BPAC

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised signatory

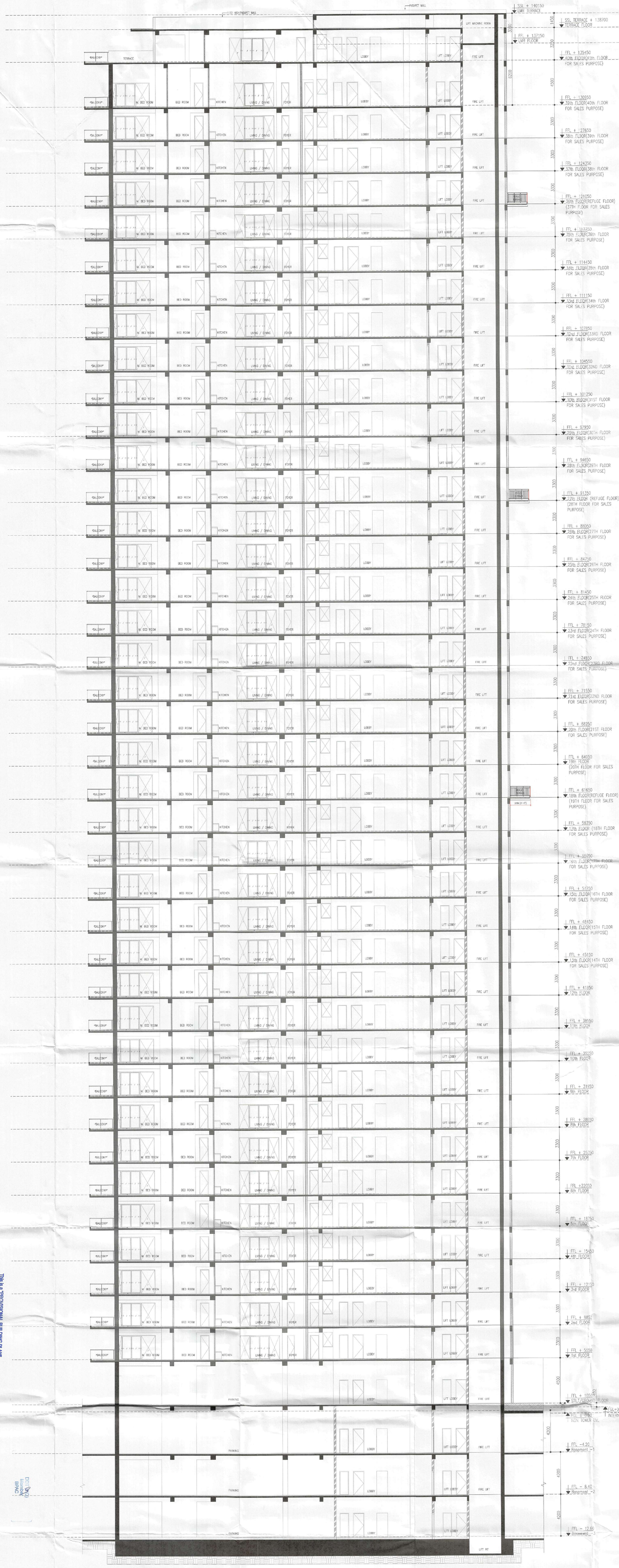
ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.–2024. | Scale : 1:100

Drawing Title:–
TOWER- 10,11&12
SECTION-AA

Drawing No:–
SC-AA


PARAPET WALL
1150 HIGH PARAPET WALL
SSL + 140150
LMR TERRACE
SSL TERRACE + 138700
TERRACE FLOOR
FFL + 137150
LMR FLOOR
FFL + 135450
40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130850
39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127650
38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124350
37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121050
36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117750
35th FLOOR(36th FLOOR FOR SALES PURPOSE)
FFL + 114450
34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111150
33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107850
32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104550
31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101250
30th FLOOR(31ST FLOOR FOR SALES PURPOSE)
FFL + 97950
29th FLOOR(30TH FLOOR FOR SALES PURPOSE)
FFL + 94650
28th FLOOR(29TH FLOOR FOR SALES PURPOSE)
FFL + 91350
27th FLOOR (REFUGE FLOOR) (28TH FLOOR FOR SALES PURPOSE)
FFL + 88050
26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84750
25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81450
24th FLOOR(25TH FLOOR FOR SALES PURPOSE)
FFL + 78150
23rd FLOOR(24TH FLOOR FOR SALES PURPOSE)
FFL + 74850
22nd FLOOR(23RD FLOOR FOR SALES PURPOSE)
FFL + 71550
21st FLOOR(22ND FLOOR FOR SALES PURPOSE)
FFL + 68250
20th FLOOR(21ST FLOOR FOR SALES PURPOSE)
FFL + 64950
19th FLOOR (20TH FLOOR FOR SALES PURPOSE)
FFL + 61650
18th FLOOR(REFUGE FLOOR) (19TH FLOOR FOR SALES PURPOSE)
FFL + 58350
17th FLOOR (18TH FLOOR FOR SALES PURPOSE)
FFL + 55050
16th FLOOR(17TH FLOOR FOR SALES PURPOSE)
FFL + 51750
15th FLOOR(16TH FLOOR FOR SALES PURPOSE)
FFL + 48450
14th FLOOR(15TH FLOOR FOR SALES PURPOSE)
FFL + 45150
13th FLOOR(14TH FLOOR FOR SALES PURPOSE)
FFL + 41850
12th FLOOR
FFL + 38550
11th FLOOR
FFL + 35250
10th FLOOR
FFL + 31950
9th FLOOR
FFL + 28650
8th FLOOR
FFL + 25350
7th FLOOR
FFL + 22050
6th FLOOR
FFL + 18750
5th FLOOR
FFL + 15450
4th FLOOR
FFL + 12150
3rd FLOOR
FFL + 8850
2nd FLOOR
FFL + 5550
1st FLOOR
FFL + 1050
STILT/GROUND FLOOR
FGL + 0.60
INTERNAL ROAD LVL
FFL + 1900
T NON TOWER LVL
FFL -4.20
Basement -1
FFL - 8.40
Basement -2
FFL - 12.60
Basement -3
LIFT MACHINE ROOM
LOBBY
LIFT LOBBY
FIRE LIFT
TERRACE
BALCONY
M. BED ROOM
BED ROOM
KITCHEN
LIVING / DINING
FOYER
PARKING
LIFT PIT
3300
1450
6200
4500
3250
3300
3300
3300

1 BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2 BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE

3 WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

No|e :-

THIS IS PROVISIONAL BUILDING PLANS FOR approval only. It is not to be used for building Objections if any, may be made.

Sd/- (H.O) Sd/- (T.P.) Sd/- (ATP)
Senior Secretary BPAC | STP(HQ) BPAC | ATP BPAC

Sd/- (H.O) | DTP(HQ) | Sd/- (H.O)
AD | PA | ATP

TO BE READ WITH THIS OFFICE Regd. Dated
REMO NO.: DATED :

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

AT
ELTRIC
EPAC

Ar. Rajender Kumar
CA/2012/55971

Checked and found ok by Public Health (Internal) Services only. It does not correspond to in formation given to us.
Dy. EE/ SE/ CE

JUNE -2024 Scale : 1:100 Drawing No:-

TOWER-11
1ST FLOOR PLAN
AREA DIAGRAM

Drawing Title:-

TT142

TOTAL BUILTUP AREA OF FIRST FLOOR	=				TOTAL	=	712.64	SQM
	=	FAR AREA	+	GROSS-C			64.165	
	=		+	647.469				
TOTAL FAR AREA OF FIRST FLOOR	=	TOTAL	+	647.469	SQM			
	=	GROSS-A	-	880.810	-	GROSS-B	-	166.796
								64.165

FAR AREA CALCULATION OF FIRST FLOOR TOWER-11

GROSS - C	STAIRCASE/LIFT/SHAFT/DUCT/ NO. OF FIRST FLOOR					TOTAL	=	168.796 SQM
S17	1	X	4.500	X	2.800		=	12.600 SQM
S18	1	X	5.600	X	6.150	X	6.200	= 38.130 SQM
S19	1	X	5.600	X	1.975	X	1.000	= 11.465 SQM
S14	1	X	6.150	X	1.000	=	6.150	SQM
V	1	X	0.300	X	1.825	=	0.548	SQM
U	1	X	2.850	X	1.975	=	7.604	SQM
T	1	X	0.850	X	5.625	=	4.696	SQM
S	1	X	11.125	X	10.450	=	116.268	SQM
R	1	X	0.250	X	0.400	=	0.100	SQM
Q	1	X	0.300	X	1.150	=	0.230	SQM
P	1	X	1.150	X	1.000	=	1.150	SQM
N	1	X	1.750	X	1.000	=	1.750	SQM
M	1	X	0.650	X	1.000	=	0.650	SQM
L	1	X	1.200	X	1.000	=	1.200	SQM
K	1	X	0.900	X	1.000	=	0.900	SQM
J	1	X	0.600	X	1.150	=	0.690	SQM
H	4	X	2.850	X	2.200	=	30.780	SQM
G	1	X	1.150	X	0.200	=	0.230	SQM
F	1	X	0.400	X	0.250	=	0.100	SQM
E	1	X	1.825	X	0.300	=	0.548	SQM
D	2	X	0.650	X	0.250	=	0.325	SQM
C	2	X	2.250	X	1.000	=	4.500	SQM
B	2	X	0.750	X	0.250	=	0.375	SQM
A	1	X	0.300	X	2.000	=	0.600	SQM
DEDUCTION								
GROSS - B						TOTAL	=	880.810 SQM
44	1	X	0.175	X	14.800	=	2.590	SQM
43	1	X	0.400	X	1.600	=	0.640	SQM
42A	1	X	0.675	X	0.400	=	0.190	SQM
42	1	X	0.600	X	0.400	=	0.250	SQM
41	2	X	0.600	X	1.200	=	1.625	SQM
40	1	X	0.600	X	1.200	=	0.720	SQM
39	1	X	0.400	X	0.200	=	0.080	SQM
38	2	X	0.250	X	0.200	=	0.050	SQM
37	2	X	1.600	X	0.400	=	1.600	SQM
36	2	X	0.600	X	2.100	=	2.520	SQM
35	2	X	0.600	X	2.375	=	2.850	SQM
34	1	X	4.150	X	2.425	=	10.064	SQM
33	1	X	0.400	X	0.200	=	0.080	SQM
32	1	X	0.250	X	0.200	=	0.050	SQM
31	1	X	2.825	X	1.225	=	4.963	SQM
30	1	X	2.100	X	13.100	=	27.508	SQM
29	1	X	13.925	X	11.300	=	157.353	SQM
28	1	X	0.250	X	0.200	=	0.050	SQM
27	1	X	3.725	X	1.225	=	4.563	SQM
26	1	X	3.725	X	3.475	=	12.944	SQM
25	1	X	4.150	X	1.600	=	6.640	SQM
24	1	X	0.600	X	0.200	=	0.120	SQM
23	1	X	0.400	X	1.600	=	0.640	SQM
22	1	X	0.600	X	1.600	=	0.960	SQM
21	1	X	3.725	X	4.700	=	17.508	SQM
20	1	X	4.150	X	2.225	=	9.234	SQM
19	1	X	11.775	X	4.675	=	53.711	SQM
18	1	X	12.125	X	6.075	=	73.659	SQM
17	1	X	16.450	X	7.275	=	119.674	SQM
16	1	X	3.700	X	1.600	=	5.920	SQM
15	2	X	0.300	X	0.900	=	0.900	SQM
14	2	X	0.300	X	0.900	=	0.540	SQM
13A	1	X	0.750	X	0.300	=	0.225	SQM
13	1	X	2.600	X	3.600	=	9.100	SQM
12	1	X	5.850	X	4.800	=	28.080	SQM
11	1	X	4.150	X	4.550	=	18.883	SQM
10	1	X	0.300	X	0.525	=	0.158	SQM
9	1	X	0.300	X	0.925	=	0.065	SQM
8	1	X	4.725	X	1.225	=	5.788	SQM
7	1	X	1.600	X	0.400	=	0.640	SQM
6	1	X	1.225	X	3.725	=	4.563	SQM
5	1	X	0.600	X	4.050	=	2.430	SQM
4	1	X	3.725	X	11.300	=	42.093	SQM
3	2	X	2.425	X	11.300	=	10.064	SQM
2	2	X	11.300	X	13.925	=	157.353	SQM
1	1	X	13.100	X	3.525	=	46.178	SQM

						TOTAL	=	16.642 SQM
SR5	=	1	X		1.825	X 0.875	=	1.664 SQM
SR4	=	1	X		1.675	X 1.500	=	2.513 SQM
SR3	=	1	X		3.500	X 1.550	=	5.425 SQM
SR2	=	1	X		3.200	X 1.100	=	3.520 SQM
SR1	=	1	X		3.600	X 1.000	=	3.600 SQM
GROSS - XX								
SERVICE PERSONAL UNIT (CARPET AREA)								

SECTION XX

DETAIL FOR MECHANICAL VENTILATION OF TOILET AREA

Typical Mechanical Ventilation Calculation for WC

S.No.	LOCATIONS	Toilet Dimension in (mtrs)		Toilet Area	Toilet Height	Toilet	Skirted	Exhaust Duct		
		Length	Width			Ventilation	Clearance	Fan Size		
		in (sq mtrs)	in (sq ft)	in (mtrs)	in (ft)	in (CMH)	in (CFM)	Light (mm)	Diameter (mm)	
1	Typical Mechanical Ventilation Calculation for WC									
1.1	ENTRANCE TOILET	2.275	1.625	3.81	41.05	2.30	8.66	144	73	1810 CMH 300x250x180 110 1000

Tower-11-Toilet Exhaust sheet

SN	FIRE FIGHTING PIPE LEGENDS-													
A	HYDRANT PIPE ZONE-1													
B	HYDRANT PIPE ZONE-2													
C	HYDRANT PIPE ZONE-3													
D	SPRINKLER PIPE ZONE-1													
E	SPRINKLER PIPE ZONE-2													
F	SPRINKLER PIPE ZONE-3													
G	SPRINKLER STAND BY PIPE ZONE-1													
H	SPRINKLER STAND BY PIPE ZONE-2													
I	SPRINKLER STAND BY PIPE ZONE-3													
FHC	FIRE HOSE CABINET													

SN	PLUMBING LEGEND-													
1	PLUMBING WATER PIPE FOR O.H. TANK													
2	100# HOT WATER PIPE													
2A	100# HOT WATER PIPE FOR UTILITY BALCONY													
3	100# KITCHEN WASTE PIPE													
4	75# HOT PIPE													
5	100# RAIN WATER PIPE FOR BALCONY													
6	100# RAIN WATER PIPE FOR TERRACE													
7	150#/160# RAIN WATER PIPE FOR TERRACE													
8	OVERHEAD WATER SUPPLY (MOCKRETE) TOP SIX FLOORES)													
9	OVERHEAD WATER SUPPLY (GR GRAVITY) 7th TO GROUND FLOOR													
10	PLUSHING WATER SUPPLY (GR GRAVITY) 1st TO 6th FLOOR													
11	OVERHEAD WATER SUPPLY RISER FOR O.H. TANK													
12	PLUSHING WATER SUPPLY RISER FOR O.H. TANK													

SN	PLUMBING LEGEND-													
SWS	SWIMMING POOL WATER SUPPLY													
FTS	FLUSHING WATER SUPPLY													
WT	WATER TOWER TRAP													
FT	FLOOR TRAP													
SBP	SUBMERSIBLE PUMP													
FD	FLOOR DRAIN													
FCO	FLOOR CLEAN OUT PLUG													
BD	BALCONY DRAIN													
CP	CLEAN POINT													

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	SOLIDCORE DOOR		2400
D1A	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	SOLIDCORE DOOR		2400
D3	1125x2400	M.BED ROOM	SOLIDCORE DOOR		2400
D4	900x2400	BED ROOM	SOLIDCORE DOOR		2400
D5	900x2400	FIRE TOWER EXT	SOLIDCORE DOOR		2400
D6	1200x2400	ENTRANCE LOBBY	GLASS DOOR		2400
D7	1350x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2400	GARBAGE SHAFT/DWP SHAFT	SOLIDCORE DOOR (1/2 HR)	100	2400
D9	600 x2400	PLUMBING SHAFT	SOLIDCORE DOOR (1/2 HR)	100	2400
D10	750 x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
D11	750x2400	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
V	900x2100	TOILET	VENTILATOR	600	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	900	2700
W8	600 X1500	STAIRCASE	COLOURED WINDOW	1200	2700
W7	1050 X 2400	LOBBY	COLOURED WINDOW	100	2700
W6	1200X 1500	STAIRCASE	COLOURED WINDOW	1200	2700
W5	1100X 1500	STAIRCASE	COLOURED WINDOW	1200	2700
W4A	750 X 2400	M.BED ROOM/SHAFT	FIRE GLASS (1 HR)	100	2700
W4	750 X 2400	M.BED ROOM/SHAFT	AL. GLAZED WINDOW	100	2700
W3	1350 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W2	1095 X 2400	LOBBY	FIRE GLASS (1 HR)	100	2700
W1	1095 X 2400	LOBBY	COLOURED WINDOW	100	2700
W1	1300 X 2400	LOBBY	COLOURED WINDOW	100	2700
DW12	1000X 2700	WINDOW	DOOR-WINDOW	100	2700
S07	6450 X 2700	M.BED ROOM	DOOR-WINDOW SLIDING	900/300	2700
S06	3825 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S05	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
S04	2900 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S03	3150 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S02	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
S01	1425 X 2700	DINING/KITCHEN	AL. WINDOW	1200	2700
FD5	750 X2100	LV/ SHAFT	FIRE DOOR (1 HR)	100	2400
FD4	1100X2400	STAIRCASE/LIFT	FIRE DOOR (1 HR)		2400
FD3	1200X2400	ELECTRICAL SHAFT	DOOR/DWC AIR.VAL DOOR	100	2400
FD2	1200X2400	STAIRCASE	PUMP R.M.-FIRE DOOR (1 HR)		2400

SN	PLUSHING LEGEND-													
1	150# RAIN WATER PIPE													
2	100#/110# WASTE PIPE													
2A	100#/110# WASTE PIPE FOR UTILITY BALCONY													
3	100#/110# KITCHEN WASTE PIPE													
4	75# HOT PIPE													
5	100#/110# RAIN WATER PIPE FOR BALCONY													
6	100#/110# RAIN WATER PIPE FOR TERRACE													
7	150#/160# RAIN WATER PIPE FOR TERRACE													
8	OVERHEAD WATER SUPPLY (MOCKRETE) TOP SIX FLOORES)													
9	OVERHEAD WATER SUPPLY (GR GRAVITY) 7th TO GROUND FLOOR													
10	PLUSHING WATER SUPPLY (GR GRAVITY) 1st TO 6th FLOOR													
11	OVERHEAD WATER SUPPLY RISER FOR O.H. TANK													
12	PLUSHING WATER SUPPLY RISER FOR O.H. TANK													

FIRST FLOOR PLAN
LVL+5.55
NO OF UNITS-2
NO OF SERVICE PERSONAL -2
TOWER-11
TOILET DETAIL (TYPICAL)

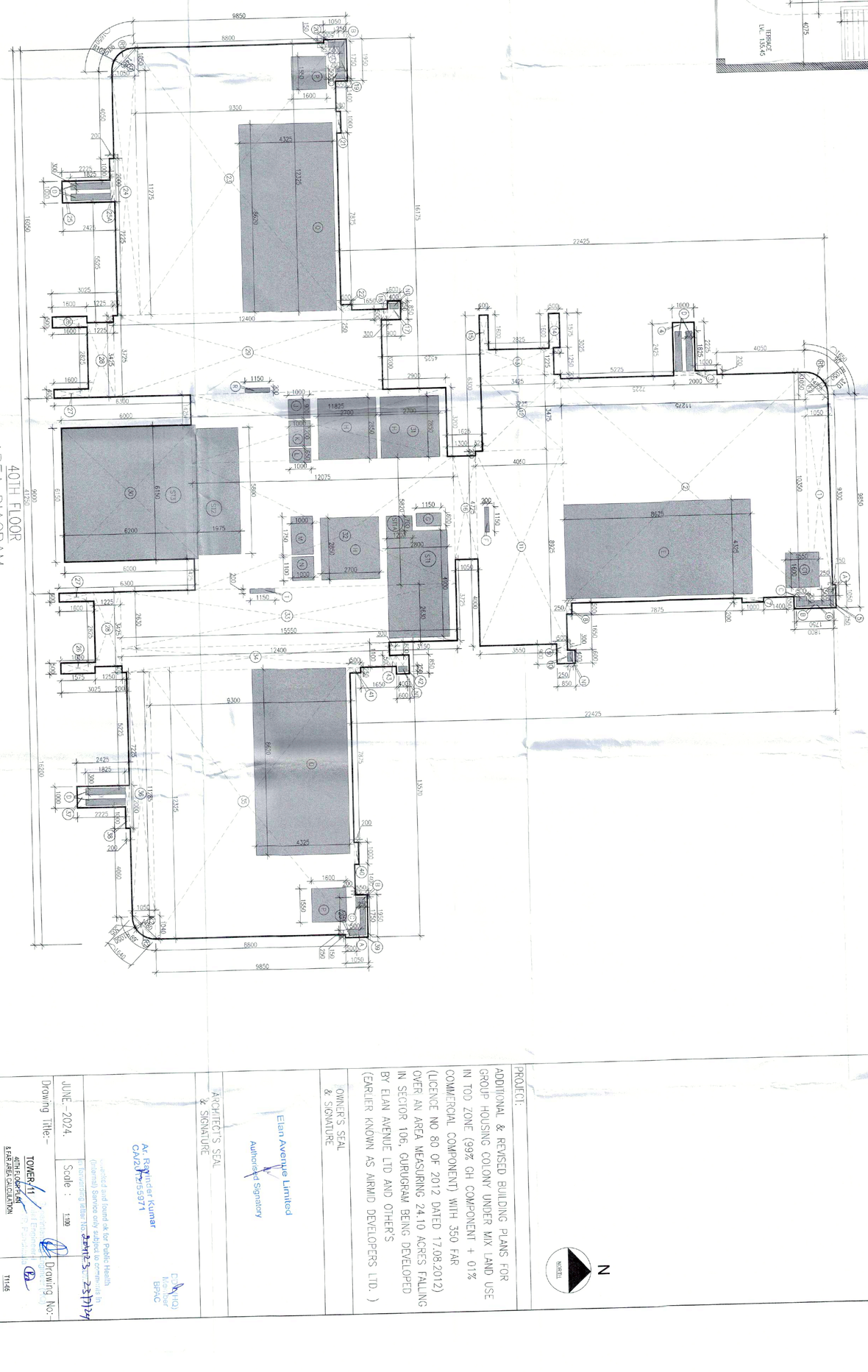
SERVICE PERSONAL UNIT (CARPET AREA)
AREA DIAGRAM TOWER-11

1ST FLOOR PLAN
AREA DIAGRAM
TOWER-11

40TH UPPER PENT HOUSE FLOOR PLAN
LVL+135.45
TOWER- 11

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR(1 HR)		2400
D2	1200x2300	ELECTRICAL SHAFT	PUMP ELEC FIRE DOOR/DWC METAL DOOR (2 HR)	100	2400
FD4	1150X2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)	100	2400
FD5	750 x2300	LIFT SHAFT	ALL SLIDING DOOR		2700
SD1	5325 X 2700	DINING/KITCHEN	AL WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	ALL SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	DOOR/WINDOW	600/100	2700
DW1	1080X 2700	DOOR		100	2700
W1	1395 X 2600	WINDOW	LOUVERED WINDOW	100	2700
PW2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
PW3	1590 X 1500	STAIRCASE	AL GLAZED WINDOW	1200	2700
W4	750 X 2600	LOBBY/STAIRCASE/ WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1140X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1130X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL GLAZED WINDOW	600	2700
V	900X2100	TOILET	VENTILATOR	600	2700
V1	750X2100	TOILET	VENTILATOR	600	2700
V2	1020x2100	TOILET	VENTILATOR	600	2700
V3	1786x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700



FIRE FIGHTING PIPE LEGEND:-	
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
J	FIRE HOSE CABINET

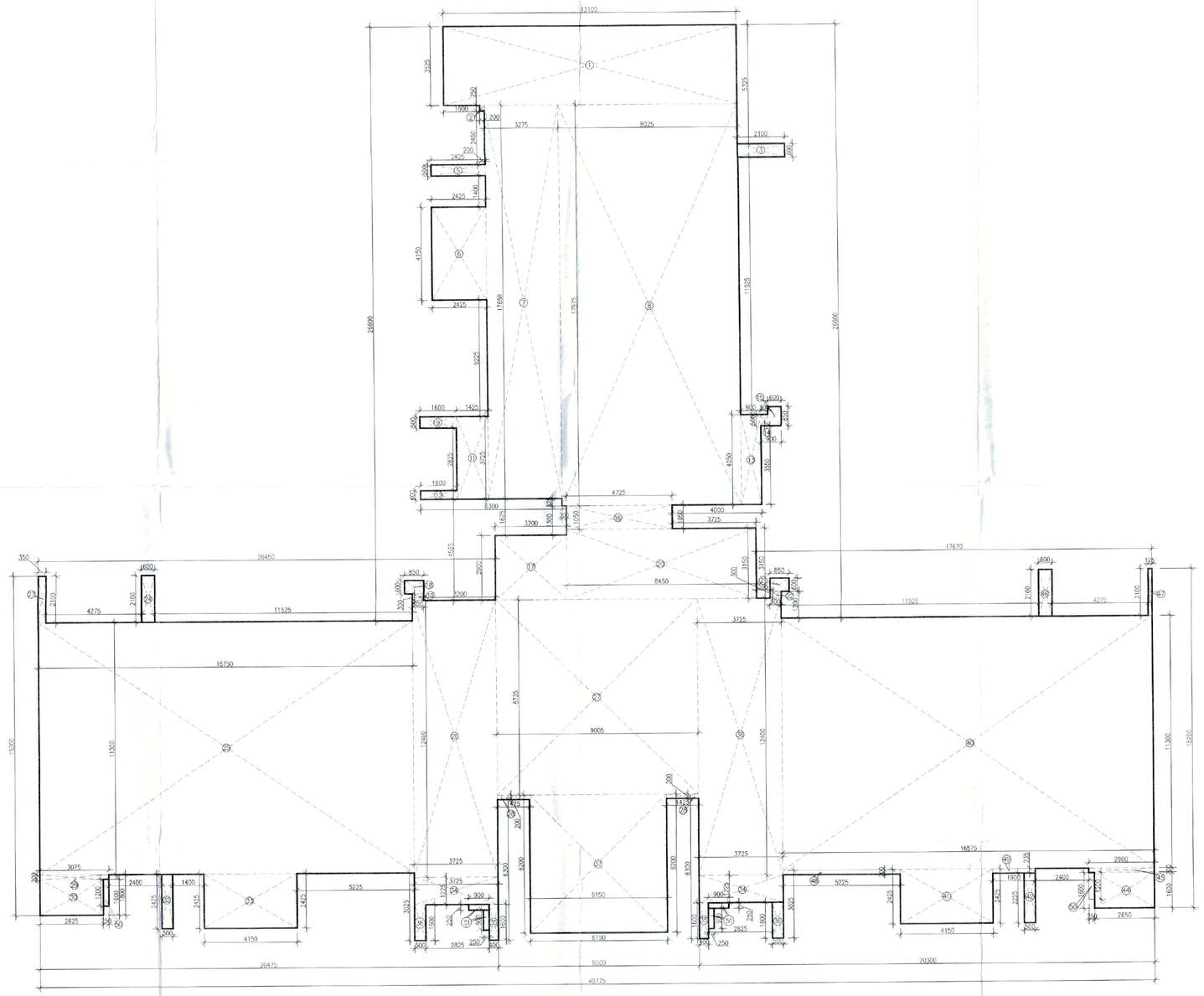
PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN PORT

PLUMBING LEGEND:-

SN	
1	100Ø/110Ø WASTE PIPE
2	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
2A	100Ø/110Ø KITCHEN WASTE PIPE
3	75Ø VENT PIPE
4	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
5	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
6	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
7	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
8	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
9	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
10	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
11	FLUSHING WATER SUPPLY RISER FOR O.H. TANK
12	

FAR AREA CALCULATION OF 40TH FLOOR PLAN TOWER-11

| GROSS – A | | |



GROUND COVERAGE
TOWER-11

GROUND COVERAGE TOWER-11

GROSS-A								
1	1	X	13.100	X	3.525	=	46.178	SQM
2	1	X	0.200	X	0.250	=	0.050	SQM
3	1	X	2.100	X	0.600	=	1.260	SQM
5	1	X	2.425	X	0.500	=	1.213	SQM
6	1	X	2.425	X	4.150	=	10.064	SQM
7	1	X	3.275	X	17.600	=	57.604	SQM
8	1	X	8.025	X	17.975	=	144.249	SQM
9	1	X	1.600	X	0.500	=	0.800	SQM
11	1	X	1.425	X	3.725	=	5.308	SQM
12	1	X	1.600	X	0.400	=	0.640	SQM
13	1	X	0.900	X	4.050	=	3.645	SQM
14	1	X	0.300	X	0.500	=	0.150	SQM
15	1	X	0.600	X	0.850	=	0.510	SQM
16	1	X	4.725	X	1.050	=	4.961	SQM
17	1	X	3.200	X	2.900	=	9.280	SQM
18	1	X	0.850	X	0.600	=	0.510	SQM
19	1	X	0.500	X	0.300	=	0.150	SQM
20	1	X	8.450	X	3.150	=	26.618	SQM
21	1	X	0.850	X	0.600	=	0.510	SQM
22	1	X	0.500	X	0.300	=	0.150	SQM
23	1	X	0.350	X	2.100	=	0.735	SQM
24	1	X	0.600	X	2.100	=	1.260	SQM
25	1	X	16.750	X	11.300	=	189.275	SQM
26	1	X	3.725	X	12.400	=	46.190	SQM
27	1	X	9.605	X	8.725	=	78.569	SQM
28	2	X	1.425	X	0.200	=	0.570	SQM
29	1	X	3.075	X	0.200	=	0.615	SQM
30	1	X	2.825	X	1.600	=	4.520	SQM
32	1	X	0.500	X	2.425	=	1.213	SQM
33	1	X	4.150	X	2.425	=	10.064	SQM
34	2	X	3.725	X	1.225	=	9.128	SQM
35	2	X	0.400	X	1.600	=	1.280	SQM
36	2	X	0.500	X	1.600	=	1.600	SQM
37	1	X	6.150	X	6.200	=	38.130	SQM
38	1	X	3.725	X	12.400	=	46.190	SQM
40	1	X	16.575	X	11.300	=	187.298	SQM
41	1	X	4.150	X	2.425	=	10.064	SQM
42	1	X	0.500	X	2.225	=	1.113	SQM
44	1	X	2.650	X	1.600	=	4.240	SQM
45	1	X	2.800	X	0.200	=	0.560	SQM
46	1	X	0.600	X	2.100	=	1.260	SQM
47	1	X	0.175	X	2.100	=	0.368	SQM
48	1	X	5.225	X	0.200	=	1.045	SQM
49	1	X	1.900	X	0.235	=	0.447	SQM
50	2	X	0.250	X	1.200	=	0.600	SQM
51	4	X	0.900	X	0.250	=	0.900	SQM
					TOTAL	=	951.298	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLANT" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(HQ) Member B.P.A.C. | C.T.P.(HQ) Chairman B.P.A.C.

AD PA ATP

DTP (HQ) ATP(HQ)

Rajveen Dutt JD(HQ)

TO BE READ WITH THIS OFFICE
LETTER NO.:
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

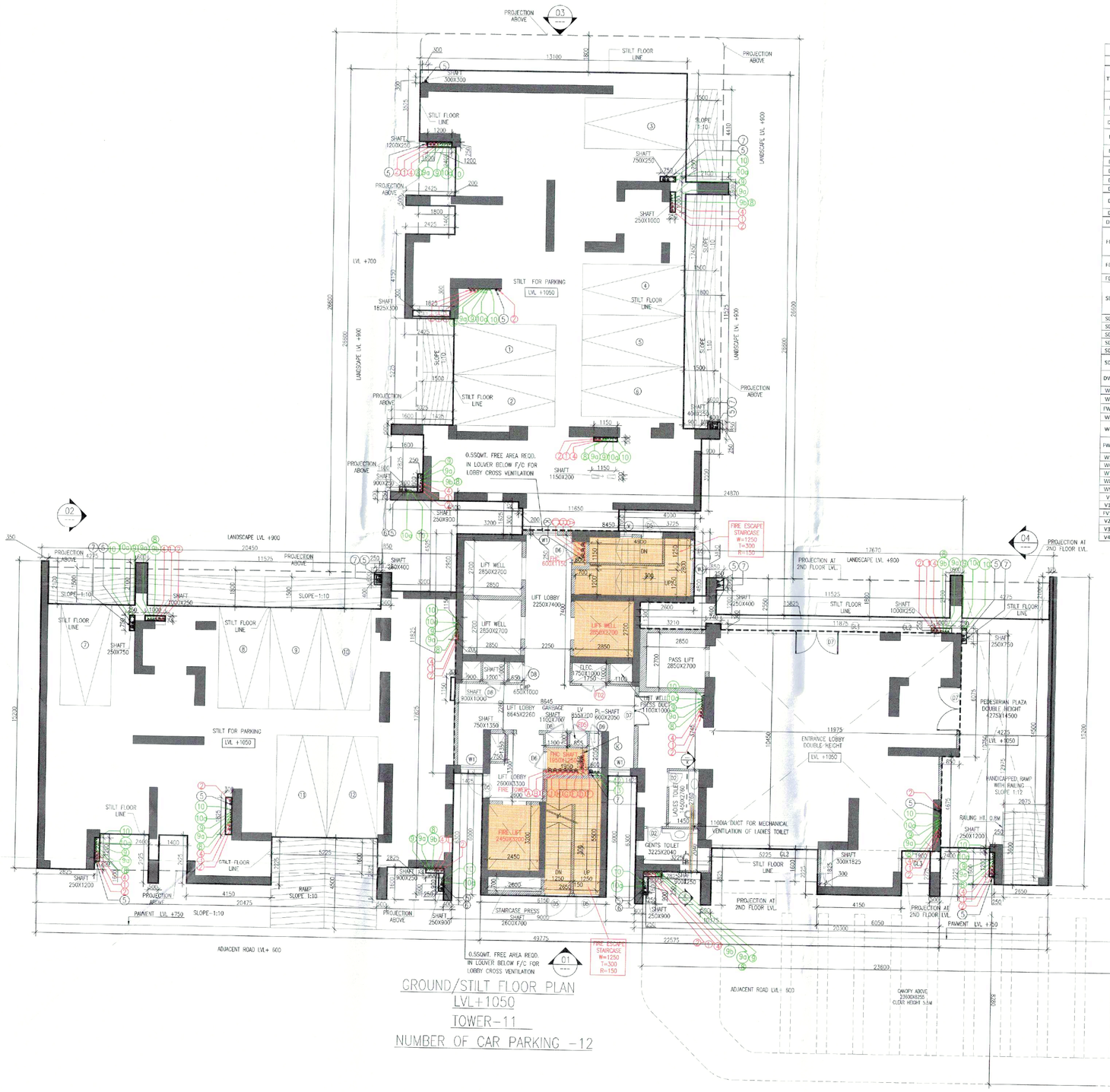
DTP(HQ) Member BPAC

Ar. Jagdeep Kumar
CA/2007/55971

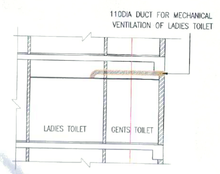
JUNE.-2024. | Scale : 1:100

Drawing Title:-
TOWER- 11
GROUND COVERAGE

Drawing No:-
T11-GTa



GROUND/STILT FLOOR PLAN
LVL+1050
TOWER-11
NUMBER OF CAR PARKING -12



SECTION XX

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/SHWR/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	TMC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY GARRAGE	ALL GLASS DOOR		2700
D8	750 x2300	SHAFT/CMP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D10	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	POWER ELECTRIC DOOR/SOUND METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LIV SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	900/100	2700
DW1	1000X 2700	DOOR WINDOW	DOOR+WINDOW	100	2700
W1	1400 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLASS WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLASS WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
WA	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PYRSONAL	AL. GLASS WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1525x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750X2100	TOILET	VENTILATOR	600	2700

PLUMBING LEGEND:--	
1	100#/110# SOIL PIPE
2	100#/110# WASTE PIPE
2A	100#/110# WASTE PIPE FOR UTILITY BALCONY
3	100#/110# KITCHEN WASTE PIPE
4	75# VENT PIPE
5	100#/110# RAIN WATER PIPE FOR BALCONY
6	100#/110# RAIN WATER PIPE FOR TERRACE
7	150#/160# RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

FIRE FIGHTING PIPE LEGEND:--	
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:--	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

FAR AREA CALCULATION OF STILT FLOOR TOWER -11

GROSS -A								
1	1	X	9.045	X	11.825	=	106.957	SQM
2	1	X	5.845	X	0.250	=	1.461	SQM
3	1	X	6.150	X	5.600	=	34.990	SQM
4	1	X	2.900	X	3.500	=	9.150	SQM
5	1	X	3.710	X	11.975	=	44.427	SQM
5A	1	X	0.740	X	0.300	=	0.222	SQM
6	1	X	11.275	X	10.750	=	121.206	SQM
7	1	X	0.850	X	6.075	=	5.164	SQM
8	1	X	4.150	X	2.225	=	9.234	SQM
9	1	X	0.500	X	1.800	=	0.900	SQM
10	1	X	1.600	X	0.400	=	0.640	SQM
A1	2	X	1.200	X	0.250	=	0.600	SQM
A2	2	X	0.750	X	0.250	=	0.375	SQM
A3	2	X	0.250	X	1.000	=	0.500	SQM
A4	2	X	1.825	X	0.300	=	1.095	SQM
A5	2	X	1.150	X	0.200	=	0.460	SQM
A6	6	X	0.900	X	0.250	=	1.350	SQM
A7	2	X	0.400	X	0.250	=	0.200	SQM
A8	1	X	1.000	X	0.250	=	0.250	SQM
A9	1	X	0.250	X	0.750	=	0.188	SQM
B1	1	X	0.250	X	1.200	=	0.300	SQM
					TOTAL	=	341.620	SQM
GROUND COVERAGE (REFER SHEET (T11-01a)						=	951.298	SQM
RAMP AREA								
R1	1	X	2.075	X	3.600	=	7.470	SQM
PARKING AREA	=		GROUND COVERAGE	-	GROSS-A	-	RAMP AREA	
			951.298	-	341.620	-	7.470	
			=		=		602.398	SQM
ECS @ 28SQM PER ECS	=		PARKING AREA	/	28			
	=		602.398	/	28			
	=		21.51					
		Say	22					
CAR BAYS PROVIDED	=		12	NOS.				

STILT/Ground floor Mechanical Ventilation Calculation for WC									
Tower-11-Toilet Exhaust sheet									
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu ft)	in (CFM)	
										LxBxH (mm)
1	Stilt/Ground floor Mechanical Ventilation Calculation for WC									
1.1	G Floor	2.76	1.45	4.00	43.14	2.70	8.86	382	76	14100 CFM, Inline Fan	300x250x3

STILT FLOOR
AREA DIAGRAM
TOWER-11

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public.

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(Q) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

AD | PA | ATP

DTP.(HQ) | ATP(HQ)

Rajesh Dua JD(HQ)

IN REPLY PLEASE QUOTE THIS OFFICE
MEMO NO.:
DATED:

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO. 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

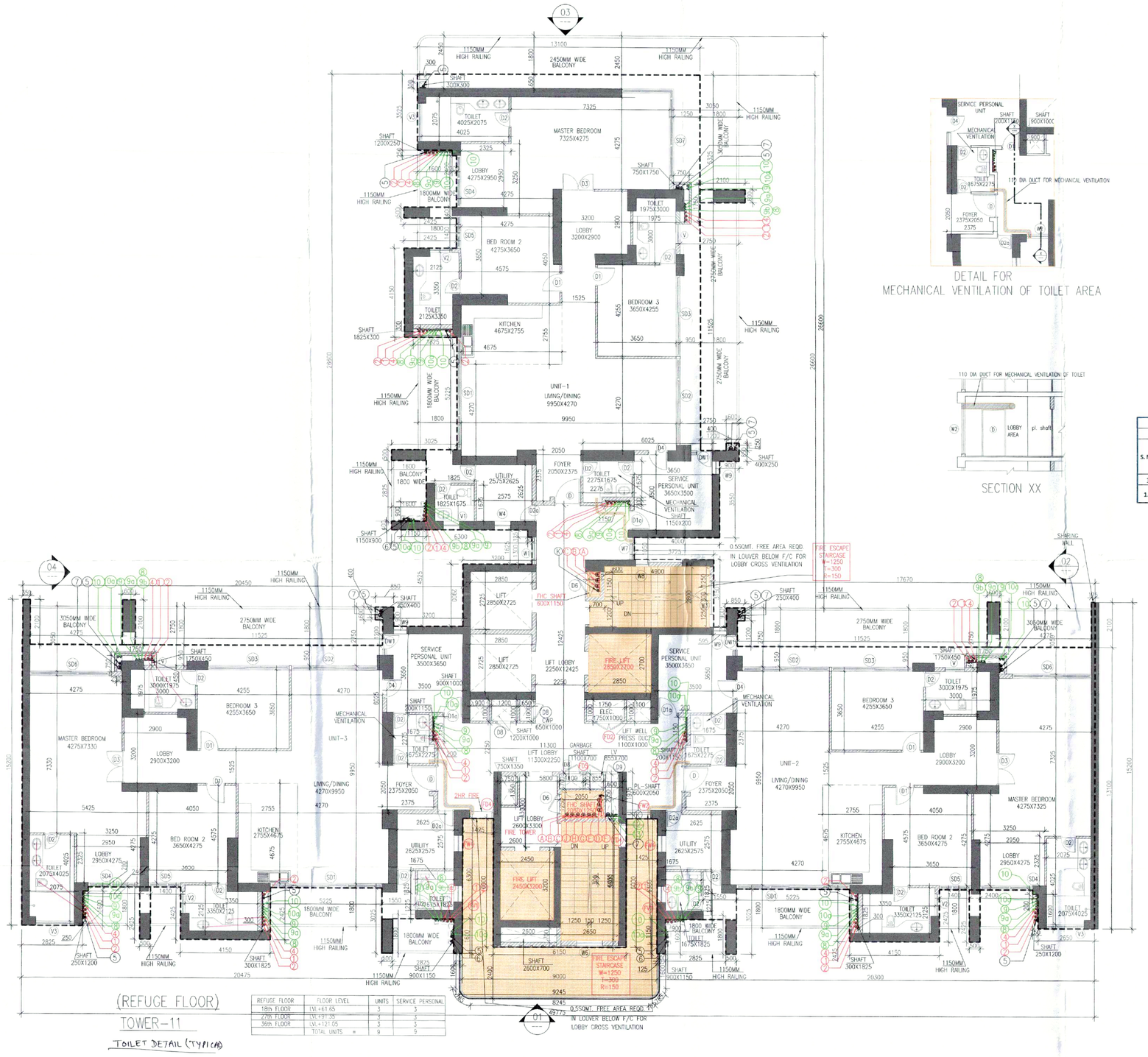
Ar. Ravinder Kumar
CA/2017/55971

Plans are found ok for Public Health Services only subject to comments in Note Sheet dated 25/12/23 Dr. 23/1/24

JUNE.-2024. Scale : 1:100

Drawing Title:- TOWER-11
STILT/ GROUND FLOOR PLAN, FAR AREA OF GROUND FLOOR &

Drawing No.: T11-01



REFUGE FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL
18th FLOOR	LVL+61.65	3	3
27th FLOOR	LVL+91.55	3	3
36th FLOOR	LVL+121.05	3	3
	TOTAL UNITS =	9	9

DETAIL FOR
MECHANICAL VENTILATION OF TOILET AREA

SECTION XX

PLUMBING LEGEND:–	
1	SOIL
2	100#/110# WASTE PIPE
2A	100#/110# WASTE PIPE FOR UTILITY BALCONY
3	100#/110# KITCHEN WASTE PIPE
4	75# VENT PIPE
5	100#/110# RAIN WATER PIPE FOR BALCONY
6	100#/110# RAIN WATER PIPE FOR TERRACE
7	150#/160# RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:–
A	HYDRANT PIPE ZONE–1
B	HYDRANT PIPE ZONE–2
C	HYDRANT PIPE ZONE–3
D	SPRINKLER PIPE ZONE–1
E	SPRINKLER PIPE ZONE–2
F	SPRINKLER PIPE ZONE–3
G	SPRINKLER STAND BY PIPE ZONE–1
H	SPRINKLER STAND BY PIPE ZONE–2
I	SPRINKLER STAND BY PIPE ZONE–3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

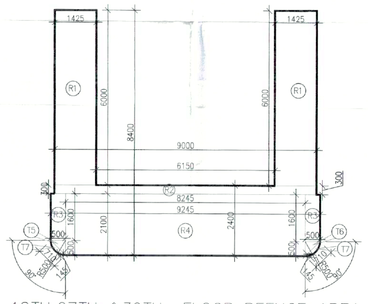
PLUMBING LEGEND:–	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

Typical Mechanical Ventilation Calculation for WC

Tower-11-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	In (Cu.ft)	in (CFM)	LxBxH (mm)	Diameter (mm)
1	**Typical Mechanical Ventilation Calculation for WC**										
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	73	1#100 CFM, Inline Fan	300x250x180	110 (OD)

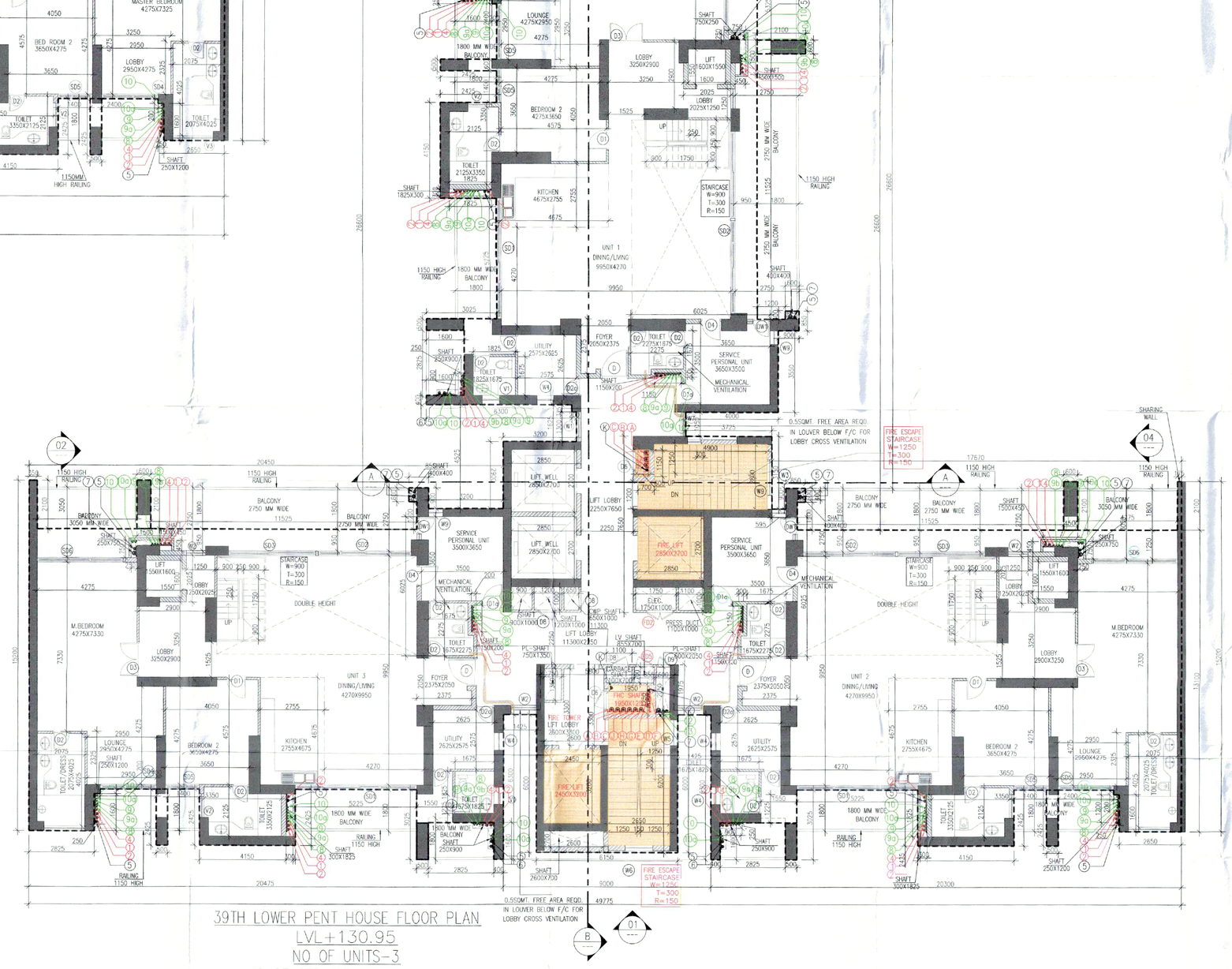
SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	PVC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL. GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/DWP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,LIEC-FIRE DOOR/DWG-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LIV SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR WINDOW	DOOR-WINDOW	100	2700 2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	3095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	3095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	3500 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	710 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1095 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FW1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700



18TH,27TH &36TH FLOOR REFUGE AREA

18TH , 27TH & 36TH FLOOR REFUGE AREA TOWER-11										
GROSS – A										
R1	=	2	X	1.425	X	6.000	=	17.100	SQM	
R2	=	1	X	0.300	X	9.000	=	2.700	SQM	
R3	=	2	X	0.500	X	1.600	=	1.600	SQM	
R4	=	1	X	8.245	X	2.100	=	17.315	SQM	
R5	=	0.5	X	0.500	X	0.500	=	0.125	SQM	
R6	=	0.5	X	0.500	X	0.500	=	0.125	SQM	
					TOTAL		=	38.965		
NL REFUGE AREA				GROSS–A	+	GROSS–B				
				38.965	+	0.140				
			=	39.105	=	GROSS–C				
GROSS AREA OF 18TH,19TH & 27TH,28TH FLOOR			=	786.350	SQM					
GROSS AREA OF 36TH &37TH FLOOR			=	786.350						
			=	1572.700	SQM					
REFUGE AREA REQUIRED		=	(1572.700X0.3)/12.5	=	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.3 SQM PER 200 POPULATION					
		=	37.745	=	0.9					
REFUGE AREA PROVIDED		=	38.645	SQM						
		=	GROSS – C							
		=	38.105	SQM						

ARC AREA						FAR AREA																				
GROSS – B																										
17	=	2	X	3.14	x	0.500	x	0.500	x	90	\	360	-	0.5	x	0.500	-	0.145	x	0.710	=	0.140	sqm
																				TOTAL	=	0.140	SQM



Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved on [illegible] of inviting Objections f[illegible] public

S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(HR) Chairman B.P.A.C.
AD
PA
ATP
DTP (HQ)
ATP (HQ)
Regional Park JEVPC)

TC [illegible] IN THIS OFFICE
[illegible]
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2013/65971

DTP (HQ)
Gurugram
BPAC

[illegible] found ok for Public Health service only subject to comments in [illegible] letter no. 264123 dt. 23/07/2024

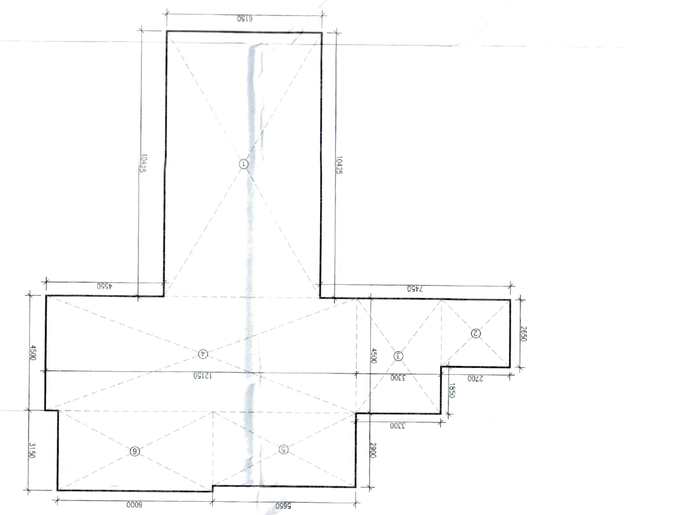
JUNE.-2024 | Scale: 1:100

Drawing: TOWER-11
REFUGE FLOOR PLAN (18TH,27TH & 36TH) & 39TH FLOOR PLAN

Drawing No:- T11-04

SCHEDULE OF DOORS & WINDOWS					
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200X2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900X2400	BED ROOM	WOOD DOOR		2400
D1A	900X2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750X2400	TOILET/BTROOM/ BEDSIDE	WOOD DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900X2400	BED ROOM			
D5	900X2400	FIRE TOWER EXIT	WOOD DOOR		2400
D6	900X2400	PHC	WOOD DOOR	100	2400
D7	1500X2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 X2300	SHAFT/CWP SHAFT	WOOD DOOR (1/2 HR)	100	2400
D9	750 X2300	PLUMBING SHAFT	WOOD DOOR (1/2 HR)	100	2400
D10	750X2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
D12	1200X2300	ELECTRICAL SHAFT	DOOR/OWC-METAL DOOR (2 HR)	100	2400
F01	1100X2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
F05	750 X2300	LIV/ SHAFT	FIRE DOOR (2 HR)	100	2400
S01	5225 X 2700	DINING/KITCHEN	AL SLIDING DOOR	1200	2700
S02	1875 X 2700	BED ROOM	AL SLIDING DOOR		2700
S03	1875 X 2700	BED ROOM	AL SLIDING DOOR		2700
S04	2400 X 2700	BED ROOM	AL SLIDING DOOR		2700
S05	2400 X 2700	LOUNGE	AL SLIDING DOOR		2700
S06	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
S07	6450 X 2700	M.BED ROOM	AL SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR/WINDOW	DOOR-WINDOW	100	2700
W1	1300 X 2400	LOBBY	LOUVERED WINDOW	100	2700
W2	1925 X 2400	LOBBY	LOUVERED WINDOW	100	2700
W3	3250 X 1500	STAIRCASE	AL GLAZED WINDOW	1200	2700
W4	750 X 2500	WARTING/SERV. PERS	FIRE GLASS (2 HR)	100	2700
W4A	750 X 2500	WARTING/SERV. PERS	AL GLAZED WINDOW	100	2700
W5	3200 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	12200X 2500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	3650 X 2100	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL GLAZED WINDOW	1200	2700
V	600X2400	TOILET	VENTILATION	600	2700
V1	750X2100	TOILET	VENTILATION	600	2700
V1A	750X2100	TOILET	VENTILATION	600	2700
V2	1025X2100	TOILET	VENTILATION	600	2700
FV1	750X2100	TOILET	FIRE GLASS (2 HR)	600	2700
V3	1190X2100	TOILET	VENTILATION	600	2700
V4	750X2100	TOILET	VENTILATION	600	2700

MUMTY & MACHINE ROOM AREA TOWER -11							
GROSS -A							
1	1	X			8 196	=	84 174 SQM
2	1	X	2 700	X	2 400	=	7 166 SQM
3	1	X	3 300	X	4 715	=	15 560 SQM
4	1	X	12 150	X	4 500	=	54 675 SQM
5	1	X	5 600	X	2 900	=	16 385 SQM
6	1	X	6 000	X	3 100	=	18 600 SQM
					TOTAL	=	176 788 SQM


6100
5425
3125
1100
4500
7450
2700
1500
1500
2700
1500
2700
1500
2700

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL
2nd FLOOR	LVL+8.85	3	3
3rd FLOOR	LVL+12.15	3	3
4th FLOOR	LVL+15.45	3	3
5th FLOOR	LVL+18.75	3	3
6th FLOOR	LVL+22.05	3	3
7th FLOOR	LVL+25.35	3	3
8th FLOOR	LVL+28.65	3	3
9th FLOOR	LVL+31.95	3	3
10th FLOOR	LVL+35.25	3	3
11th FLOOR	LVL+38.55	3	3
12th FLOOR	LVL+41.85	3	3
13th FLOOR	LVL+45.15	3	3
14th FLOOR	LVL+48.45	3	3
15th FLOOR	LVL+51.75	3	3
16th FLOOR	LVL+55.05	3	3
17th FLOOR	LVL+58.35	3	3
18th FLOOR	LVL+61.95	3	3
19th FLOOR	LVL+65.25	3	3
20th FLOOR	LVL+71.55	3	3
21st FLOOR	LVL+74.85	3	3
22nd FLOOR	LVL+78.15	3	3
23rd FLOOR	LVL+81.55	3	3
24th FLOOR	LVL+84.85	3	3
25th FLOOR	LVL+88.15	3	3
26th FLOOR	LVL+91.45	3	3
27th FLOOR	LVL+94.85	3	3
28th FLOOR	LVL+98.15	3	3
29th FLOOR	LVL+101.25	3	3
31st FLOOR	LVL+104.55	3	3
32ND FLOOR	LVL+107.85	3	3
33rd FLOOR	LVL+111.15	3	3
34th FLOOR	LVL+114.45	3	3
35th FLOOR	LVL+117.75	3	3
37th FLOOR	LVL+124.35	3	3
38th FLOOR	LVL+127.65	3	3
	TOTAL UNITS =	102	102

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
CO	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300		PHC	100	2600
D7	1500x2700	ENTRANCE LOBBY	ALL. GLASS DOOR		2700
D8	750 x2300	GARBAGE SHAFT/CWP SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D9	600 x2300	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD5	750 x2300	LVJ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6075 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	1753 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3075 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1600X 2700	DOOR WINDOW	DOOR-WINDOW		2700
			DOOR-WINDOW	100	2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1500 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1200 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	3250 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700

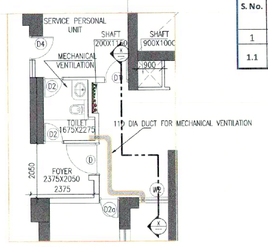
FAR AREA CALCULATION OF 2ND TO 39TH TYPICAL FLOOR TOWER-11

GROSS –A								
1	1	X	13.100	X	3.525	=	46.178	SQM
2	1	X	0.200	X	0.250	=	0.050	SQM
3	1	X	2.100	X	0.600	=	1.260	SQM
5	1	X	2.425	X	0.500	=	1.213	SQM
6	1	X	2.425	X	4.150	=	10.064	SQM
7	1	X	3.275	X	17.650	=	57.804	SQM
8	1	X	8.025	X	17.975	=	144.249	SQM
9	1	X	1.600	X	0.500	=	0.800	SQM
11	1	X	1.425	X	3.725	=	5.308	SQM
12	1	X	1.600	X	0.400	=	0.640	SQM
13	1	X	0.900	X	4.050	=	3.645	SQM
14	1	X	0.300	X	0.500	=	0.150	SQM
15	1	X	0.600	X	0.850	=	0.510	SQM
16	1	X	4.725	X	1.050	=	4.961	SQM
17	1	X	3.200	X	2.900	=	9.280	SQM
18	1	X	0.850	X	0.600	=	0.510	SQM
19	1	X	0.500	X	0.300	=	0.150	SQM
20	1	X	8.450	X	3.150	=	26.618	SQM
21	1	X	0.850	X	0.600	=	0.510	SQM
22	1	X	0.500	X	0.300	=	0.150	SQM
23	1	X	0.350	X	2.100	=	0.735	SQM
24	1	X	0.600	X	2.100	=	1.260	SQM
25	1	X	16.750	X	11.300	=	189.275	SQM
26	1	X	3.725	X	12.400	=	46.190	SQM
27	1	X	8.025	X	8.725	=	78.569	SQM
28	2	X	1.425	X	0.200	=	0.570	SQM
29	1	X	3.075	X	0.200	=	0.615	SQM
30	1	X	2.825	X	1.600	=	4.520	SQM
32	1	X	0.500	X	2.425	=	1.213	SQM
33	1	X	4.150	X	2.425	=	10.064	SQM
34	2	X	3.725	X	1.225	=	9.126	SQM
35	2	X	0.400	X	1.600	=	1.280	SQM
36	2	X	0.500	X	1.600	=	1.600	SQM
37	1	X	8.150	X	6.200	=	38.130	SQM
38	1	X	3.725	X	12.400	=	46.190	SQM
40	1	X	16.575	X	11.300	=	187.298	SQM
41	1	X	4.150	X	2.425	=	10.064	SQM
42	1	X	0.500	X	2.425	=	1.213	SQM
44	1	X	2.650	X	1.600	=	4.240	SQM
45	1	X	2.900	X	0.200	=	0.580	SQM
46	1	X	0.600	X	2.100	=	1.260	SQM
47	1	X	0.175	X	2.100	=	0.368	SQM
					TOTAL	=	948.406	SQM
GROSS – B			DEDUCTION					
A	1	X	0.300	X	0.300	=	0.090	SQM
B	3	X	0.500	X	0.250	=	0.375	SQM
C	3	X	0.250	X	1.750	=	1.313	SQM
D	3	X	0.500	X	0.200	=	0.300	SQM
E	1	X	1.825	X	0.300	=	0.548	SQM
F	1	X	1.150	X	0.200	=	0.230	SQM
G	3	X	2.850	X	2.700	=	23.085	SQM
H	1	X	0.600	X	1.150	=	0.690	SQM
H1	3	X	0.250	X	0.400	=	0.300	SQM
J	1	X	0.200	X	1.150	=	0.230	SQM
K	1	X	0.900	X	1.000	=	0.900	SQM
L	1	X	1.200	X	1.000	=	1.200	SQM
M	1	X	0.650	X	1.000	=	0.650	SQM
N	1	X	1.750	X	1.000	=	1.750	SQM
P	1	X	1.100	X	1.000	=	1.100	SQM
Q	1	X	0.200	X	1.150	=	0.230	SQM
R	1	X	0.300	X	1.825	=	0.548	SQM
T	1	X	0.300	X	1.825	=	0.548	SQM
					TOTAL	=	34.085	SQM
GROSS – C			BUILTUP AREA OF STAIRASE AREA					SQM
ST1	1	X	4.900	X	2.800	=	13.720	SQM
ST1A	1	X	0.700	X	1.200	=	0.840	SQM
ST2	1	X	5.800	X	1.975	=	11.455	SQM
ST3	1	X	6.150	X	6.200	=	38.130	SQM
					TOTAL	=	64.145	SQM

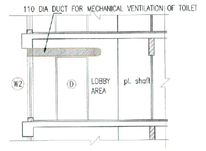
FAR AREA OF TYPICAL FLOOR	=	GROSS-A	-	GROSS-B	-	GROSS-C
	=	948.406	-	34.085	-	64.145
GROSS-D	=	850.176				
BUILTUP AREA OF TYPICAL FLOOR	=	GROSS-D	+	64.145		
	=	850.176	+	64.145		
	=	914.321				

(TYPICAL FLOOR)
2ND TO 17TH ,19 TO 26TH ,28TH TO 35TH & 37TH TO 38TH FLOOR TYPICAL FLOOR
TOWER-11
TOILET DETAIL (TYPICAL)

Typical Mechanical Ventilation Calculation for WC										
Tower-11-Toilet Exhaust sheet										
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH(mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC										
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	75	181.00 CFM, Inline Fan	300x250x180	110 (OD)

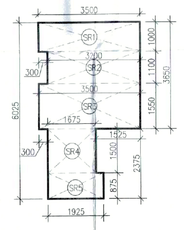


DETAIL FOR
MECHANICAL VENTILATION OF TOILET AREA

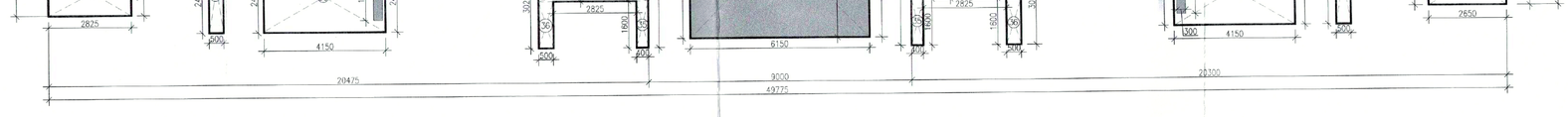


SECTION XX

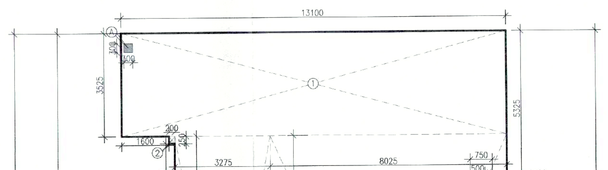
SERVICE PERSONAL UNIT (CARPET AREA)								
GROSS – XX								
SR1	=	1	X	3.500	X	1.000	=	3.500 SQM
SR2	=	1	X	3.200	X	1.100	=	3.520 SQM
SR3	=	1	X	3.500	X	1.550	=	5.425 SQM
SR4	=	1	X	1.675	X	1.500	=	2.513 SQM
SR5	=	1	X	1.925	X	0.875	=	1.684 SQM
						TOTAL	=	16.642 SQM

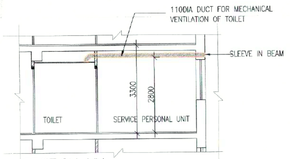


SERVICE
PERSONAL UNIT (CARPET AREA)
AREA DIAGRAM TOWER-11

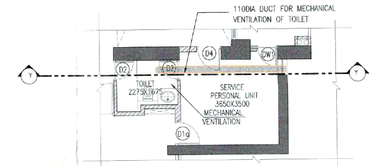


Typical Floor AREA DIAGRAM
2ND TO 39TH FLOOR
TOWER-11





SECTION YY



TYPICAL TOILET VENTILATION DETAIL FOR THE FLOOR IMMEDIATELY BELOW THE REFUGE FLOOR

17th FLOOR
26th FLOOR
35th FLOOR

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public.
S.T.P. (Q) Member Secretary B.P.A.C.
S.T.P. (Q) Member B.P.A.C.
C.T.P. (HQ) Chairman B.P.A.C.
DTP (HQ)
ATP (HQ)
Senior Distt. Planner (HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE
Ar. [illegible] Kumar
CA/2007/75971
Checked and found ok for Public Health (Internal) Checks only subject to comments in Scrutiny Registered No. 20423 Dt. 23/07/24
Structural Engineer

JUNE.-2024. Scale : 1:150

Drawing Title:-
TOWER-11
TYPICAL FLOOR PLAN & 2ND TO 39TH FLOOR FAR AREA CALCULATION

Drawing No:-
T11-03

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x1300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750x1300	GARBAGE SHAFT	MOULDED DOOR	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC FIRE DOOR/OWC METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD5	750 x2300	LV/ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5225 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1000X 2700	DOOR	DOOR-WINDOW	100	2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1675x2100	TOILET	VENTILATOR	600	2700
V3	1786x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700

FAR AREA CALCULATION OF FIRST FLOOR TOWER-12

GROSS – A									
1	1	X	13.100		X	3.525	=	46.178	SQM
2	1	X	11.300		X	13.925	=	157.353	SQM
3	1	X	2.425		X	4.150	=	10.064	SQM
4	1	X	13.625		X	1.550	=	21.111	SQM
5	1	X	1.600		X	0.400	=	0.640	SQM
6	1	X	13.625		X	2.175	=	29.634	SQM
7	1	X	0.900		X	0.500	=	0.450	SQM
8	1	X	0.600		X	0.350	=	0.210	SQM
9	1	X	4.725		X	6.175	=	29.177	SQM
9A	1	X	3.725		X	0.325	=	1.211	SQM
10	1	X	3.200		X	4.550	=	14.560	SQM
11	1	X	3.725		X	4.800	=	17.880	SQM
11A	1	X	1.095		X	1.650	=	1.807	SQM
12	1	X	0.500		X	0.900	=	0.450	SQM
13	1	X	0.350		X	0.600	=	0.210	SQM
14	1	X	16.440		X	7.075	=	116.348	SQM
15	1	X	5.225		X	11.300	=	59.043	SQM
16	1	X	4.150		X	13.725	=	56.959	SQM
17	1	X	4.300		X	11.300	=	48.590	SQM
18	1	X	3.075		X	11.500	=	35.363	SQM
19	1	X	0.350		X	2.100	=	0.735	SQM
20	1	X	2.825		X	1.600	=	4.520	SQM
22	1	X	3.725		X	3.675	=	13.689	SQM
22a	1	X	3.725		X	1.225	=	4.563	SQM
24	1	X	0.400		X	1.600	=	0.640	SQM
25	1	X	6.150		X	6.200	=	38.130	SQM
25a	2	X	1.425		X	0.200	=	0.570	SQM
26	1	X	3.725		X	4.900	=	18.253	SQM
27	1	X	5.225		X	10.750	=	56.169	SQM
28	1	X	6.900		X	6.075	=	41.918	SQM
29	1	X	6.050		X	4.675	=	28.284	SQM
30	1	X	4.150		X	2.225	=	9.234	SQM
31	1	X	0.500		X	1.600	=	0.800	SQM
32	1	X	0.400		X	1.600	=	0.640	SQM
33	1	X	0.500		X	1.575	=	0.788	SQM
34	2	X	2.425		X	1.200	=	5.820	SQM
35	1	X	1.600		X	0.500	=	0.800	SQM
36	2	X	2.100		X	0.800	=	2.520	SQM
37	1	X	0.250		X	0.200	=	0.050	SQM
38	1	X	0.200		X	0.400	=	0.080	SQM
39	1	X	0.200		X	0.325	=	0.065	SQM
40	1	X	2.595		X	0.350	=	0.908	SQM
41	1	X	0.350		X	0.750	=	0.263	SQM
42	2	X	0.500		X	1.250	=	1.250	SQM
43	1	X	0.600		X	1.500	=	0.900	SQM
44	1	X	0.175		X	14.800	=	2.590	SQM
45	1	X	0.475		X	0.400	=	0.190	SQM
46	1	X	0.650		X	0.400	=	0.260	SQM
47	1	X	0.400		X	1.600	=	0.640	SQM
						TOTAL	=	882.503	SQM

GROSS – B	EDUCTION								
A	1	X	0.300		X	0.300	=	0.090	SQM
B	2	X	0.750		X	0.250	=	0.375	SQM
C	2	X	0.250		X	1.000	=	0.500	SQM
D	2	X	0.450		X	0.500	=	0.450	SQM
E	1	X	1.825		X	0.300	=	0.548	SQM
F	1	X	0.250		X	0.400	=	0.100	SQM
G	1	X	1.150		X	0.200	=	0.230	SQM
H	4	X	2.850		X	2.700	=	30.780	SQM
J	1	X	0.600		X	1.150	=	0.690	SQM
K	1	X	0.900		X	1.000	=	0.900	SQM
L	1	X	1.200		X	1.000	=	1.200	SQM
M	1	X	0.660		X	1.000	=	0.660	SQM
N	1	X	1.750		X	1.000	=	1.750	SQM
P	1	X	1.100		X	1.000	=	1.100	SQM
Q	1	X	0.200		X	1.150	=	0.230	SQM
R	1	X	0.250		X	0.400	=	0.100	SQM
S	1	X	0.300		X	1.825	=	0.548	SQM
U	1	X	9.225		X	10.450	=	96.401	SQM
V	1	X	2.750		X	5.525	=	15.194	SQM
W	1	X	1.900		X	4.925	=	9.358	SQM
X	1	X	3.850		X	1.975	=	7.604	SQM
						TOTAL	=	168.796	SQM

GROSS – C	TION)AREA OF FIRST FLOOR								
ST1	1	X	4.900		X	2.800	=	13.720	SQM
ST2	1	X	0.700		X	1.200	=	0.840	SQM
ST3	1	X	5.800		X	1.975	=	11.455	SQM
ST4	1	X	6.150		X	6.200	=	38.130	SQM
						TOTAL	=	64.145	SQM

	=	GROSS – A	-	GROSS – B	-	GROSS – C	
	=	882.503	-	168.796		64.145	
TOTAL FAR AREA OF FIRST FLOOR	=	TOTAL	=	649.561	SQM		
	=	FAR AREA	=	GROSS – C			
	=	649.561	+	64.145			
TOTAL BUILTUP AREA OF FIRST FLOOR	=	TOTAL	=	713.706	SQM		

Note :-

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3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

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S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (O) Member B.P.A.C. | C.T.P. (HQ.) Chairman B.P.A.C.

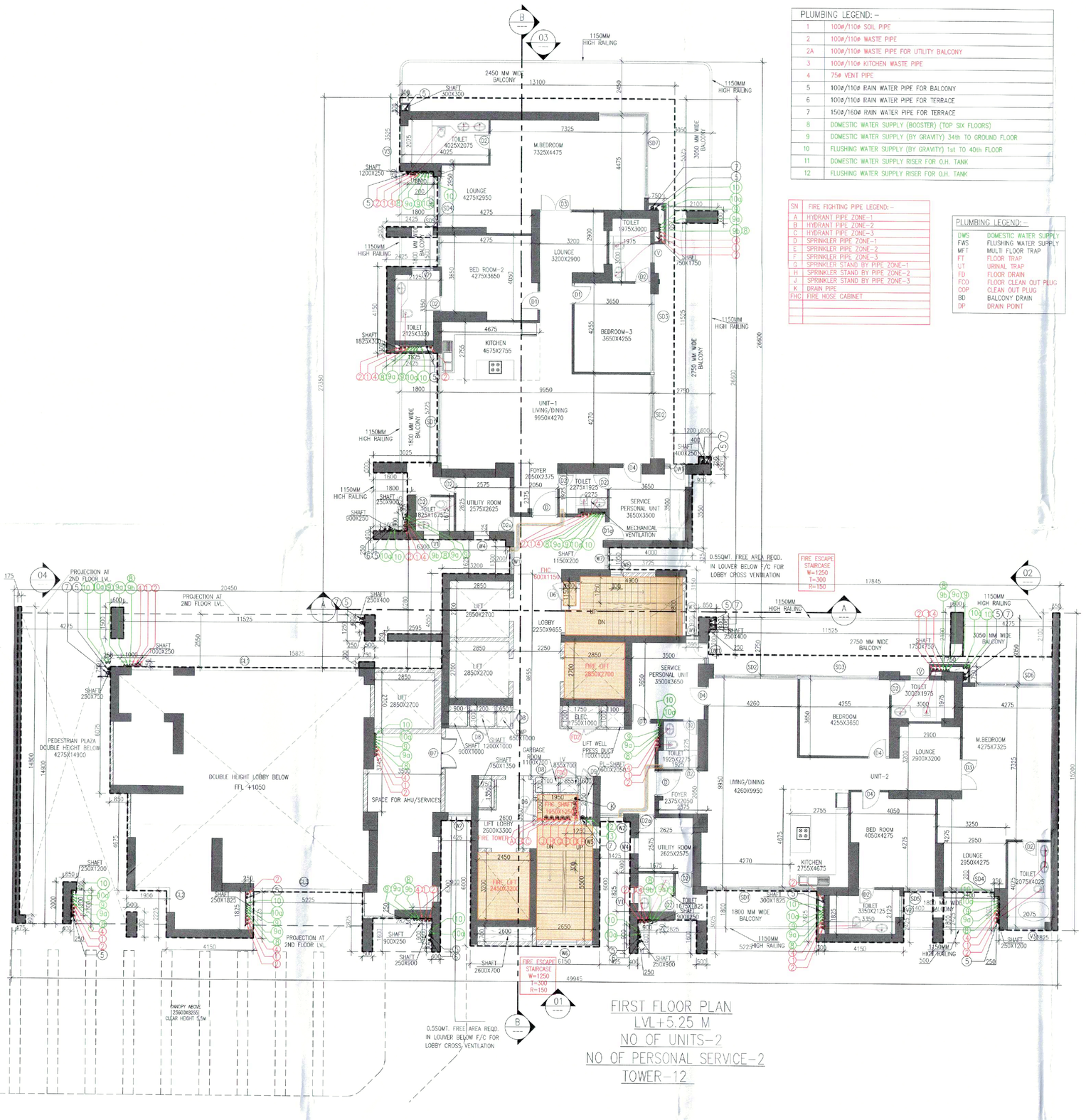
AD PA ATP

DTP (HQ)

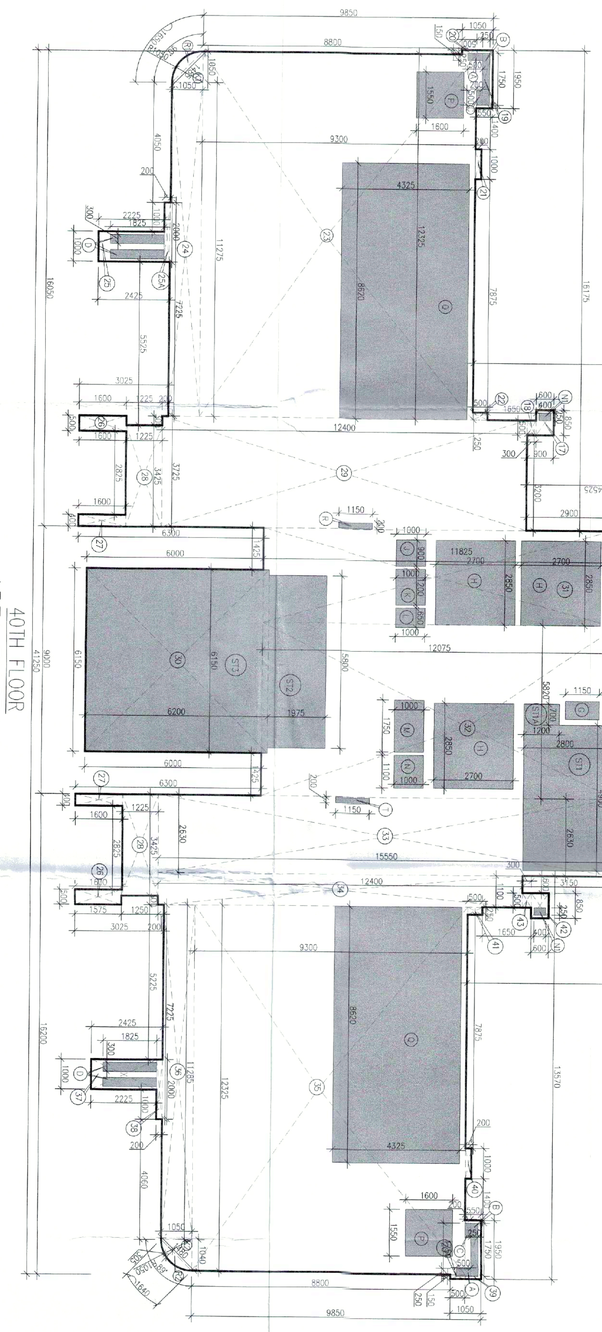
ATP(HQ)

Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO No. :
DATED :


PROJECTION AT 2ND FLOOR LVL.
SHAFT 1200X1250
TOILET 4125X2075
M.BEDROOM 7325X4475
LOUNGE 4275X3925
BED ROOM-2 4275X3650
TOILET 1975X3000
SHAFT 1200X1750
TOILET 1825X3325
KITCHEN 4675X3750
BEDROOM-3 3650X4255
SHAFT 1800X2000
1150MM HIGH RAILING
2450 MM WIDE BALCONY
2750 MM WIDE BALCONY
UNIT-1 LIVING/DINING 9950X4270
POYER 1850X2375
TOILET 2275X1925
UTILITY ROOM 2575X2625
SERVICE PERSONAL UNIT 3500X3000
M.MECHANICAL VENTILATION
SHAFT 1150X2200
0.550MT. FREE AREA REQD. IN LOUVER BELOW T/C FOR LOBBY CROSS VENTILATION
FIRE ESCAPE STAIRCASE W=1250 T=300 R=150
FHC
LOBBY 2250X9655
LIFT 2850X2200
PIPE DFT 2850X2700
SERVICE PERSONAL UNIT 3500X3650
ELEC. 2250X1000
LIFT WELL PRESS DUCT 1500X1000
SHAFT 1500X1350
SHAFT 900X1000
SHAFT 1500X1000
SHAFT 1200X1000
SHAFT 900X1250
SHAFT 2500X900
SHAFT 2800X700
SHAFT 2500X1200
SHAFT 2500X1000
SHAFT 2500X1000
SHAFT 1200X1250
SHAFT 1800X1250
SHAFT 1200X1250
SHAFT 1200X1250
SHAFT 1200

40TH UPPER PENT HOUSE FLOOR PLAN
LVL+135.45
TOWER- 12



SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200X2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900X2400	BED ROOM	MOULDED DOOR		2400
D1a	900X2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750X2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	MASTER BED ROOM			2400
D4	900X2400	BED ROOM	MOULDED DOOR		2400
D5	900X2400	FIRE TOWER EXIT	MOULDED DOOR	100	2400
D6	1500X2700	#HC ENTRANCE LOBBY	ALU. GLASS DOOR		2400
D7	750 X1200	GARBAGE SHAFT	MOULDED DOOR	100	2400
D2a	750X2400	UTILITY ROOM	TIRE DOOR (1 HR)		2400
D8	1200X2300	ELECTRICAL SHAFT	PUMP ELEC. FIRE DOOR/DOWC METAL DOOR (1 HR)	100	2400
FD2	1200X2300	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)	100	2400
FD4	1100X2400	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD5	600X2300	LIFT/SHAFT	FIRE DOOR (2 HR)	100	2400
FD6	750 X2300				
S01	1235 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
S02	6975 X 2700	BED ROOM	AL. WINDOW	1200	2700
S03	3755 X 2700	BED ROOM	AL SLIDING DOOR		2700
S04	2400 X 2700	BED ROOM	AL SLIDING DOOR		2700
S05	1500 X 2700	LOUNGE	AL SLIDING DOOR		2700
S06	3625 X 2700	BED ROOM	AL SLIDING DOOR		2700
S07	6450 X 2700	M.BED ROOM	DOOR/WINDOW	00/100	2700
DW1	1800X2700	DOOR/WINDOW		100	2700
W1	3300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W3	1395 X 1500	LOBBY	LOUVERED WINDOW	100	2700
W4	750 X 2600	STAIRCASE/ WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600		FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1800 X 2300	LOBBY	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL. GLAZED WINDOW	100	2700
V	900X2100	TOILET	VENTILATOR	600	2700
V1	750X2100	TOILET	VENTILATOR	600	2700
V2	1925X2100	TOILET	VENTILATOR	600	2700
V3	1725X2100	TOILET	VENTILATOR	600	2700
V4	750X2100	TOILET	VENTILATOR	600	2700

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
J	SPRINKLER PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWC	DOMESTIC WATER SUPPLY
RWP	RAIN WATER PIPE
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

PLUMBING LEGEND:-	
1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

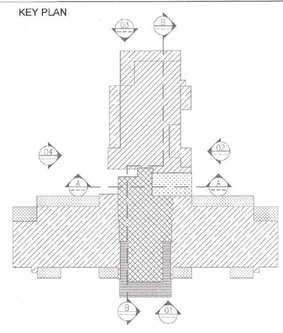
| FAR AREA CALCULATION OF 40TH FLOOR PLAN TOWER-12 | | | |

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



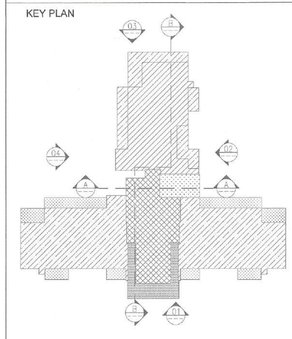
ELEVATION-02

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



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S.T.P.(HQ) Member Secretary BPAC

S.T.P.(G) BPAC

C.T.P.(HR) Chairman BPAC

ATP(HQ)

AD

PA

ATP

DTP (HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

Rajeev Dutt DD(HQ)

DD(HQ) Member BPAC

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PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% CH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 12 ELEVATION-2

Drawing No:- EV-02

SSL + 140.150
LMR TERRACE
SSL + 138.70
TERRACE FLOOR
FFL + 137.150
LMR FLOOR
FFL + 135.45
40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130.95
39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127.65
38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124.35
37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121.05
36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117.75
35th FLOOR(36th FLOOR FOR SALES PURPOSE)
FFL + 114.45
34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111.15
33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107.85
32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104.55
31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101.25
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FFL + 94.65
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FFL + 91.35
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FFL + 88.05
26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84.75
25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81.45
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11th FLOOR
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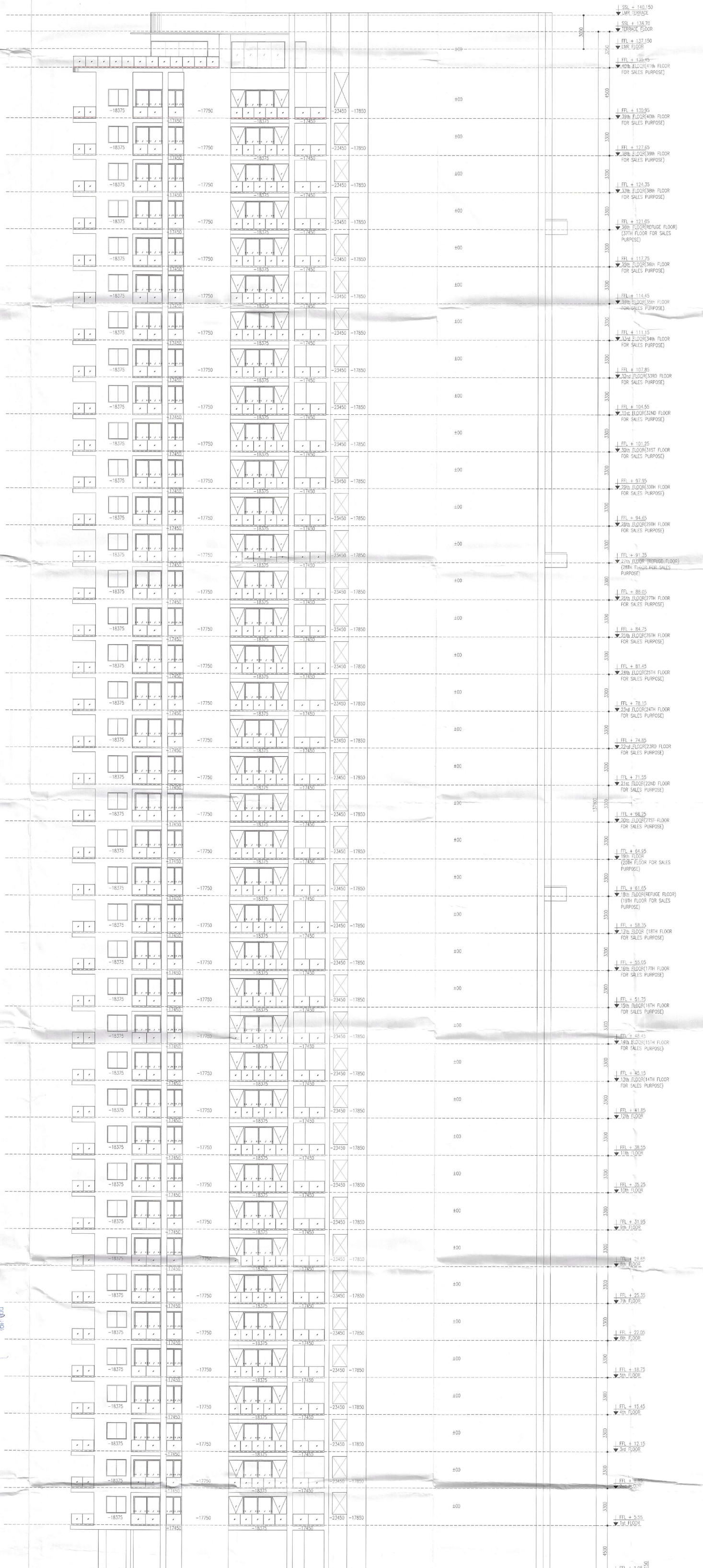
10th FLOOR
FFL + 31.95
9th FLOOR
FFL + 28.65
8th FLOOR
FFL + 25.35
7th FLOOR
FFL + 22.05
6th FLOOR
FFL + 18.75
5th FLOOR
FFL + 15.45
4th FLOOR
FFL + 12.15
3rd FLOOR
FFL + 8.85
2nd FLOOR
FFL + 5.55
1st FLOOR
FFL + 1.05
STILT/GROUND FLOOR
FGL + 0.60
INTERNAL ROAD LVL
FGL ± 0.00
NON TOWER LVL
3000
3250
4500
3300
3300
3300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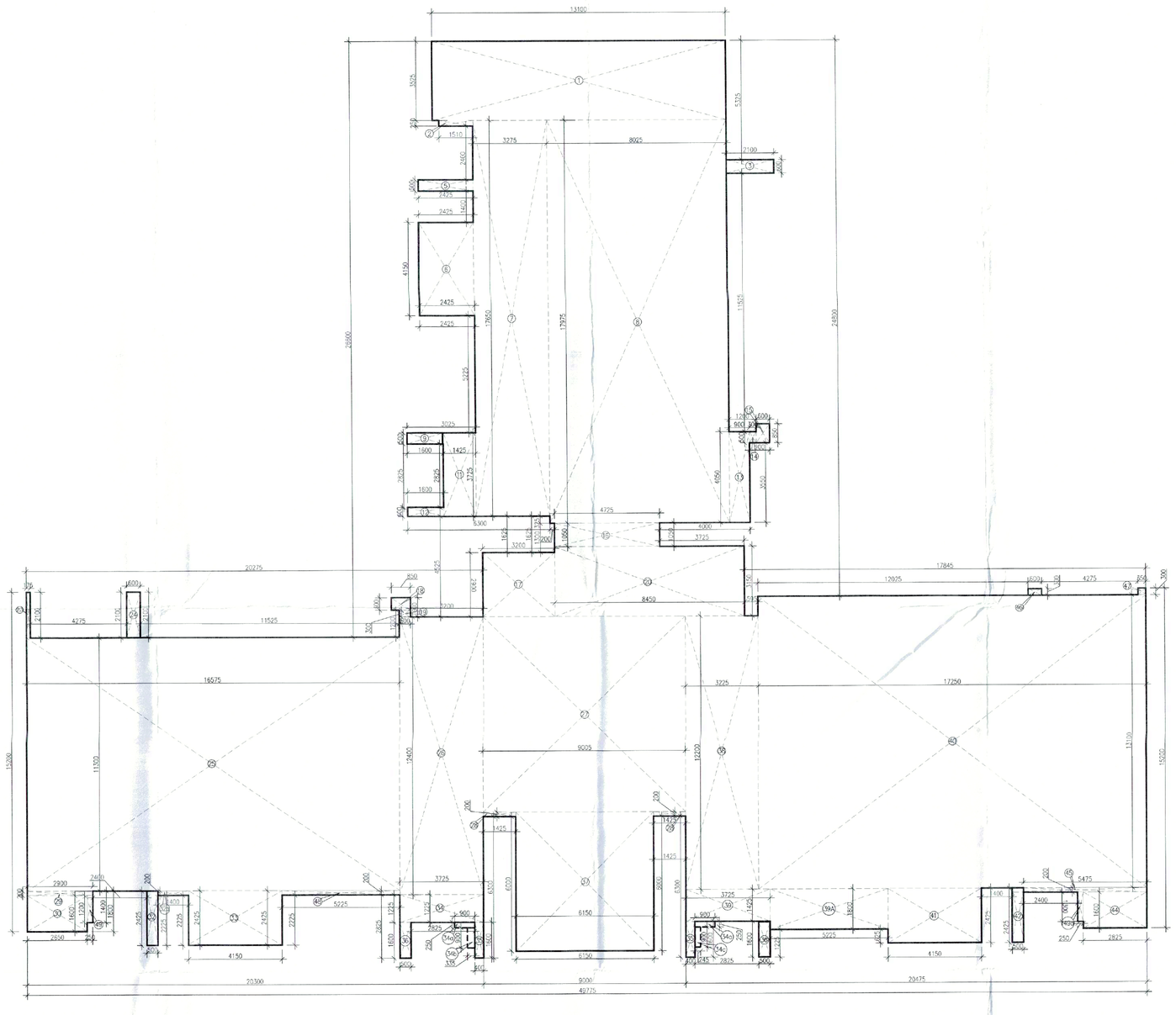
3300



GROUND COVERAGE
TOWER-12

GROUND COVERAGE TOWER-12								
GROSS -A								
1	1	X	13.100	X	3.525	=	46.178	SQM
2	1	X	1.510	X	0.250	=	0.378	SQM
3	1	X	2.100	X	0.600	=	1.260	SQM
5	1	X	2.425	X	0.500	=	1.213	SQM
6	1	X	2.425	X	4.150	=	10.064	SQM
7	1	X	3.275	X	17.650	=	57.804	SQM
8	1	X	8.025	X	17.975	=	144.249	SQM
9	1	X	1.600	X	0.500	=	0.800	SQM
11	1	X	1.425	X	3.725	=	5.308	SQM
12	1	X	1.600	X	0.400	=	0.640	SQM
13	1	X	0.900	X	4.050	=	3.645	SQM
14	1	X	0.300	X	0.500	=	0.150	SQM
15	1	X	0.600	X	0.850	=	0.510	SQM
16	1	X	4.725	X	1.050	=	4.961	SQM
17	1	X	3.200	X	2.900	=	9.280	SQM
18	1	X	0.850	X	0.600	=	0.510	SQM
19	1	X	0.500	X	0.300	=	0.150	SQM
20	1	X	8.450	X	3.150	=	26.618	SQM
23	1	X	0.175	X	2.100	=	0.368	SQM
24	1	X	0.600	X	2.100	=	1.260	SQM
25	1	X	16.575	X	11.300	=	187.298	SQM
26	1	X	3.725	X	12.400	=	46.190	SQM
27	1	X	9.005	X	8.725	=	78.569	SQM
28	2	X	1.425	X	0.200	=	0.570	SQM
29	1	X	2.900	X	0.200	=	0.580	SQM
30	1	X	2.650	X	1.600	=	4.240	SQM
32	1	X	0.500	X	2.425	=	1.213	SQM
32a	1	X	1.400	X	0.200	=	0.280	SQM
33	1	X	4.150	X	2.425	=	10.064	SQM
34	1	X	3.725	X	1.225	=	4.563	SQM
34a	2	X	0.900	X	0.250	=	0.450	SQM
34b	1	X	0.900	X	0.335	=	0.302	SQM
34c	1	X	0.900	X	0.245	=	0.221	SQM
35	2	X	0.400	X	1.600	=	1.280	SQM
36	2	X	0.500	X	1.600	=	1.600	SQM
37	1	X	6.150	X	6.200	=	38.130	SQM
38	1	X	3.225	X	12.200	=	39.345	SQM
39	1	X	3.725	X	1.425	=	5.308	SQM
39A	1	X	5.225	X	1.800	=	9.405	SQM
40	1	X	17.250	X	13.100	=	225.975	SQM
41	1	X	4.150	X	2.425	=	10.064	SQM
42	1	X	0.500	X	2.425	=	1.213	SQM
44	1	X	2.825	X	1.600	=	4.520	SQM
45	1	X	5.475	X	0.200	=	1.095	SQM
46	1	X	0.600	X	0.300	=	0.180	SQM
47	1	X	0.350	X	0.300	=	0.105	SQM
48	1	X	5.225	X	0.200	=	1.045	SQM
49	1	X	0.250	X	1.200	=	0.300	SQM
49a	1	X	0.250	X	1.300	=	0.325	SQM
					TOTAL	=	989.771	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

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S.T.P. (HQ) Member Secretary | S.T.P. (G) | ATP (HQ) Member P.A.C.

AD PA ATP

DTP (HQ)

ATP(HQ)

Rajesh Dua JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N
NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND US E IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLI NG IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DDJAY KO Member BPAC

Ar. Rajesh Kumar CA/2007/275971

APRIL.-2024. | Scale : 1:100

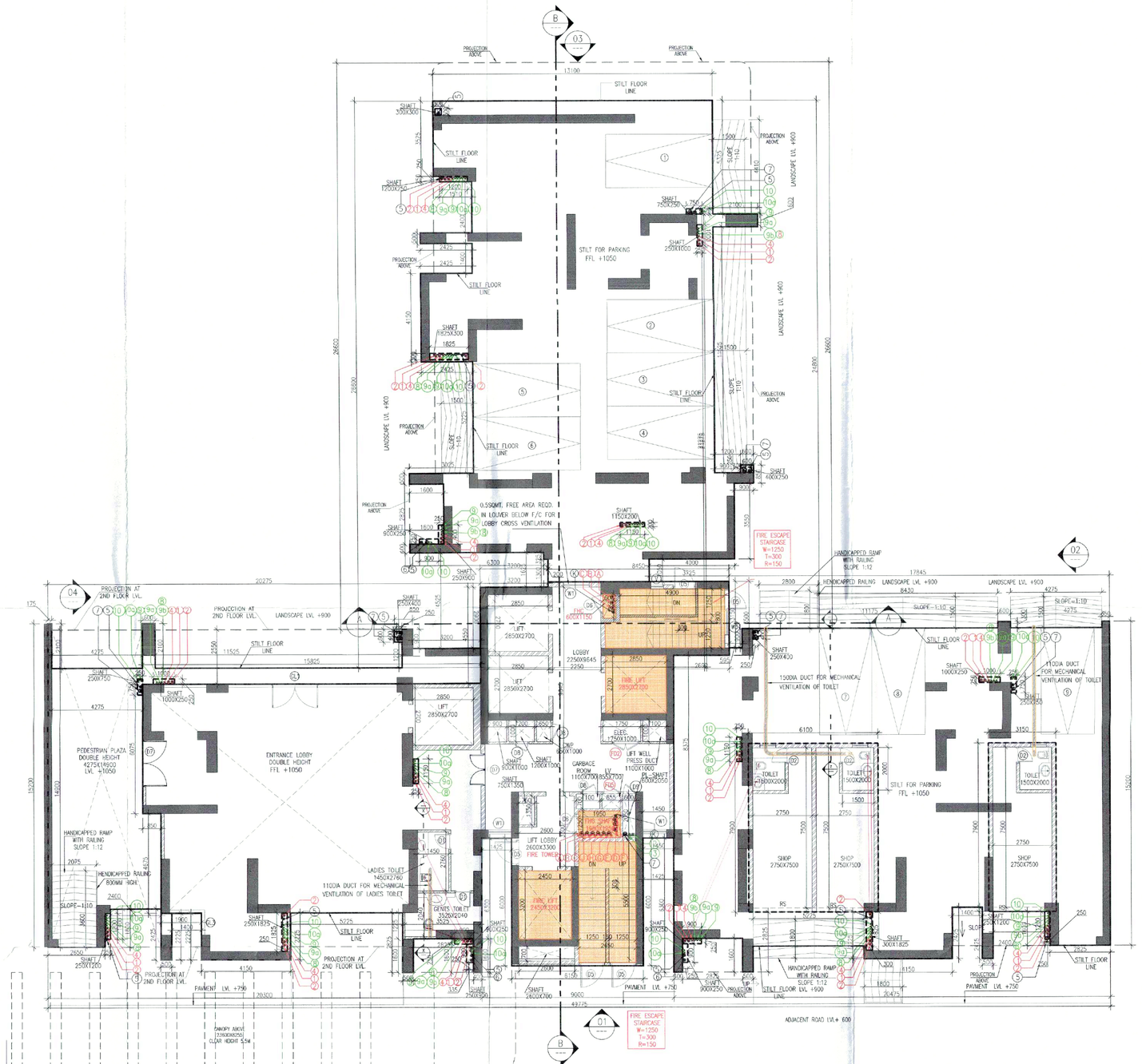
Drawing Title:-

TOWER- 12

GROUND COVERAGE

Drawing No:-

T12d1a


STILT FLOOR LINE
PROJECTION ABOVE
LANDSCAPE LVL +900
STILT FOR PADING FFL +1050
SHAFT 1500X500
SHAFT 1500X1500
SHAFT 2500X500
SHAFT 1500X1000
SHAFT 2500X1000
SHAFT 1500X1500
SHAFT 2500X1500
SHAFT 1500X2500
SHAFT 2500X2500
SHAFT 1500X3500
SHAFT 2500X3500
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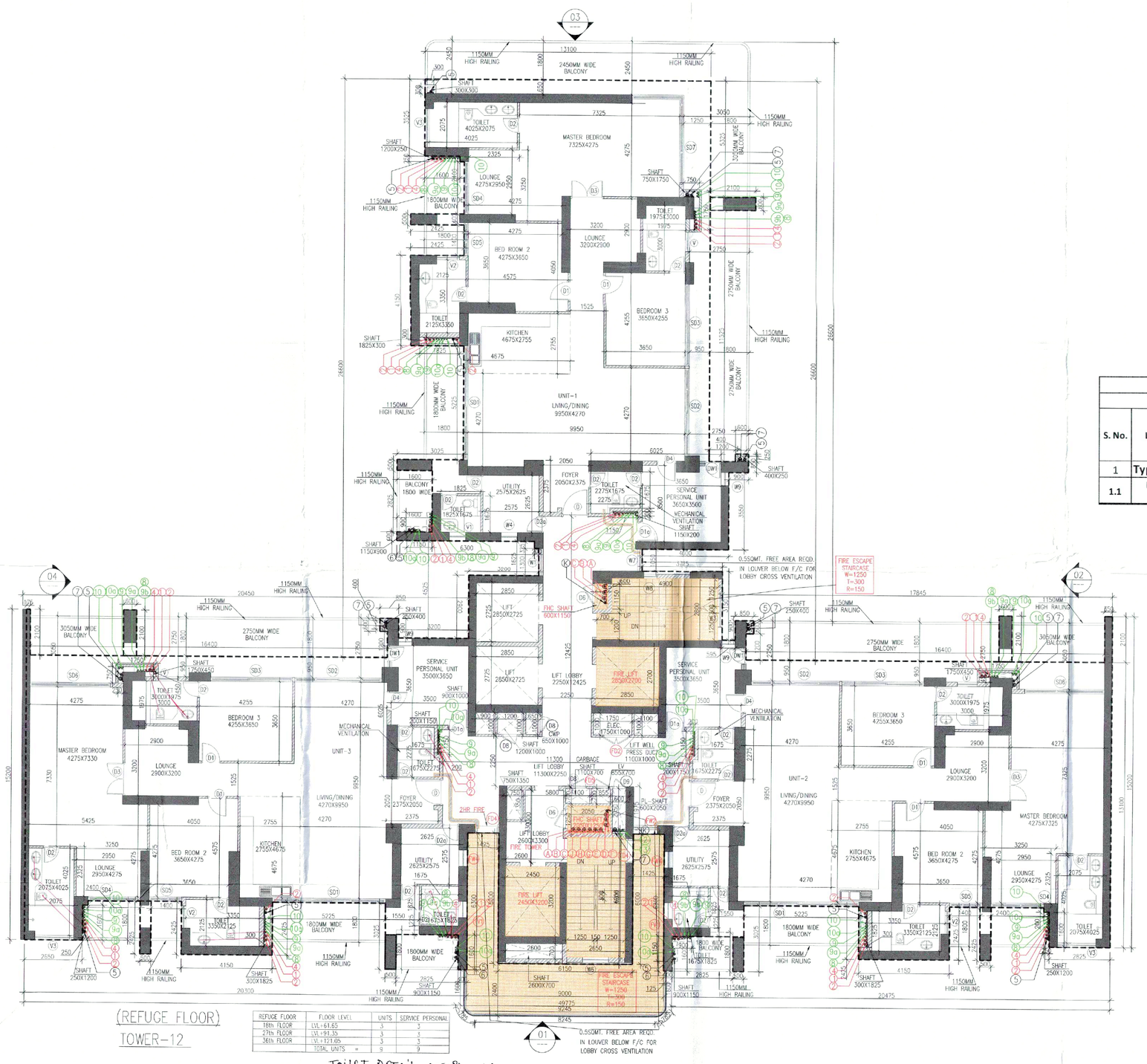


(REFUGE FLOOR)
TOWER-12

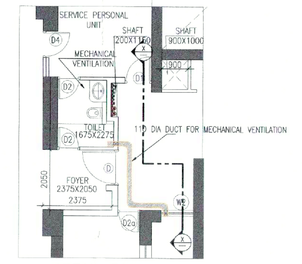
REFUGE FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL
18th FLOOR	LVL+64.65	3	3
27th FLOOR	LVL+91.35	3	3
36th FLOOR	LVL+123.65	3	3
	TOTAL UNITS =	9	9

TOILET DETAIL (Typical)

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

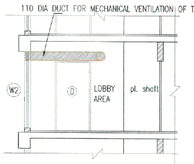


DETAIL FOR
MECHANICAL VENTILATION OF TOILET AREA

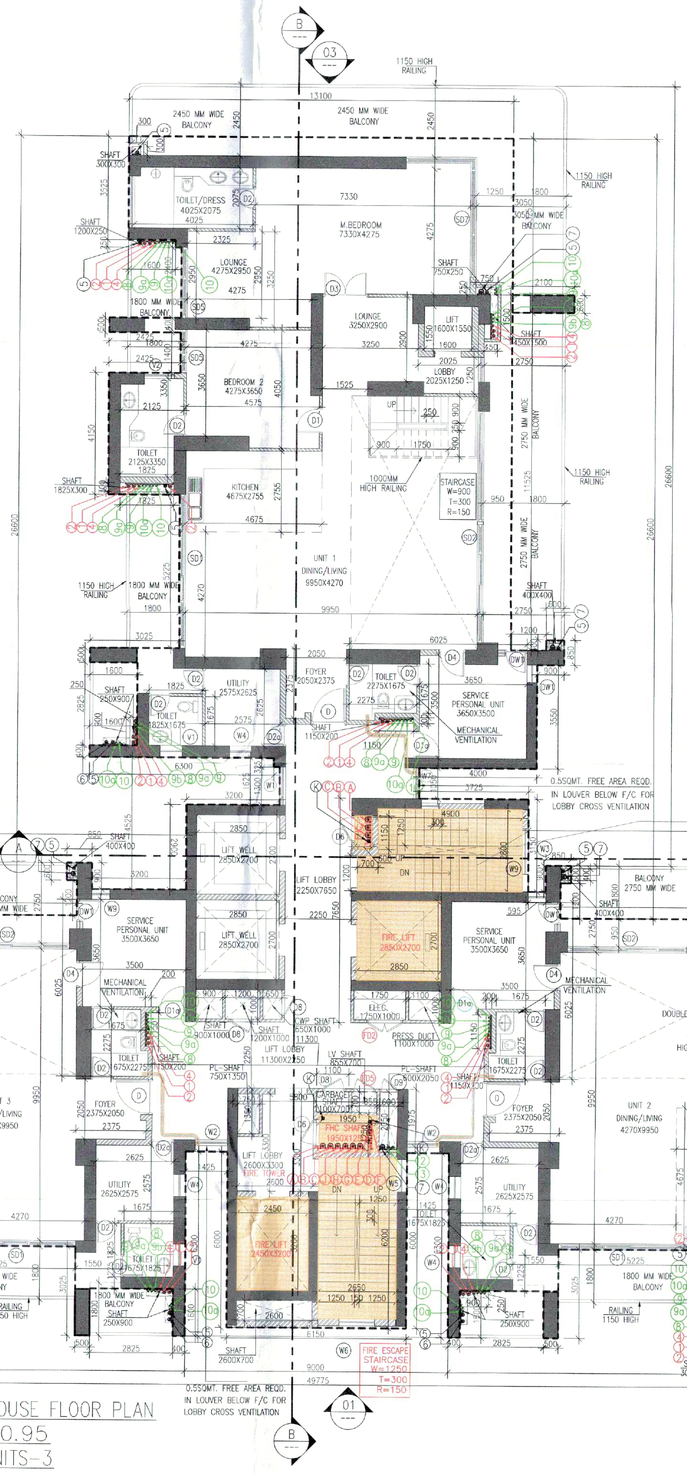
Typical Mechanical Ventilation Calculation for WC

Tower-12-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	73	1#100 CFM, Inline Fan	300x250x180	110 (OD)



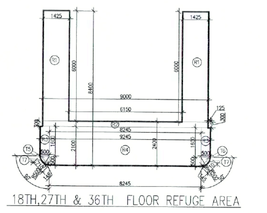
SECTION XX



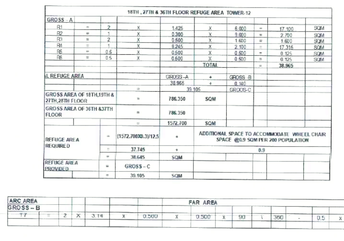
39TH LOWER PENT HOUSE FLOOR PLAN
LVL+130.95
NO OF UNITS-3
NO OF SERVICE PERSONAL-3
TOWER- 12

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D1a	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	BED ROOM			2400
D5	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D6	900x2300	FHC	MOULDED DOOR	100	2400
D7	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D8	750 x1300	GARBAGE SHAFT	MOULDED DOOR	100	2400
D2a	750x2400	UTILITY ROOM	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,FLEC.-FIRE DOOR/LOWC-MITAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR (2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD5	750 x2300	LV/ SHAFT	FIRE DOOR (2 HR)	100	2400
SD1	5235 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3755 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	2400 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	1500 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6450 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	3000X 2700	DOOR WINDOW	DOOR WINDOW	100	2700
W1	1300 X 2600	LOBBY	LOUVERED WINDOW	100	2700
W2	1095 X 2600	LOBBY	LOUVERED WINDOW	100	2700
FW1	1095 X 2600	LOBBY	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W5	1100 X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X 1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	1050 X 2300	LOBBY	LOUVERED WINDOW	100	2700
W8	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W9	600 X1500	SERVICE PERSONAL	AL GLAZED WINDOW	100	2700
V	900x2100	TOILET	VENTILATOR	600	2700
V1	750x2100	TOILET	VENTILATOR	600	2700
FV1	750x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1057x2100	TOILET	VENTILATOR	600	2700
V3	1780x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700



18TH,27TH & 36TH FLOOR REFUGE AREA



110DIA DUCT FOR MECHANICAL VENTILATION OF TOILET

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC

2. BUILDING WILL BE DESIGNED ISTRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

C.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(Q) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

AD PA ATP

STP (HQ) ATP(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

Rajesh Dua
JD(HQ)

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

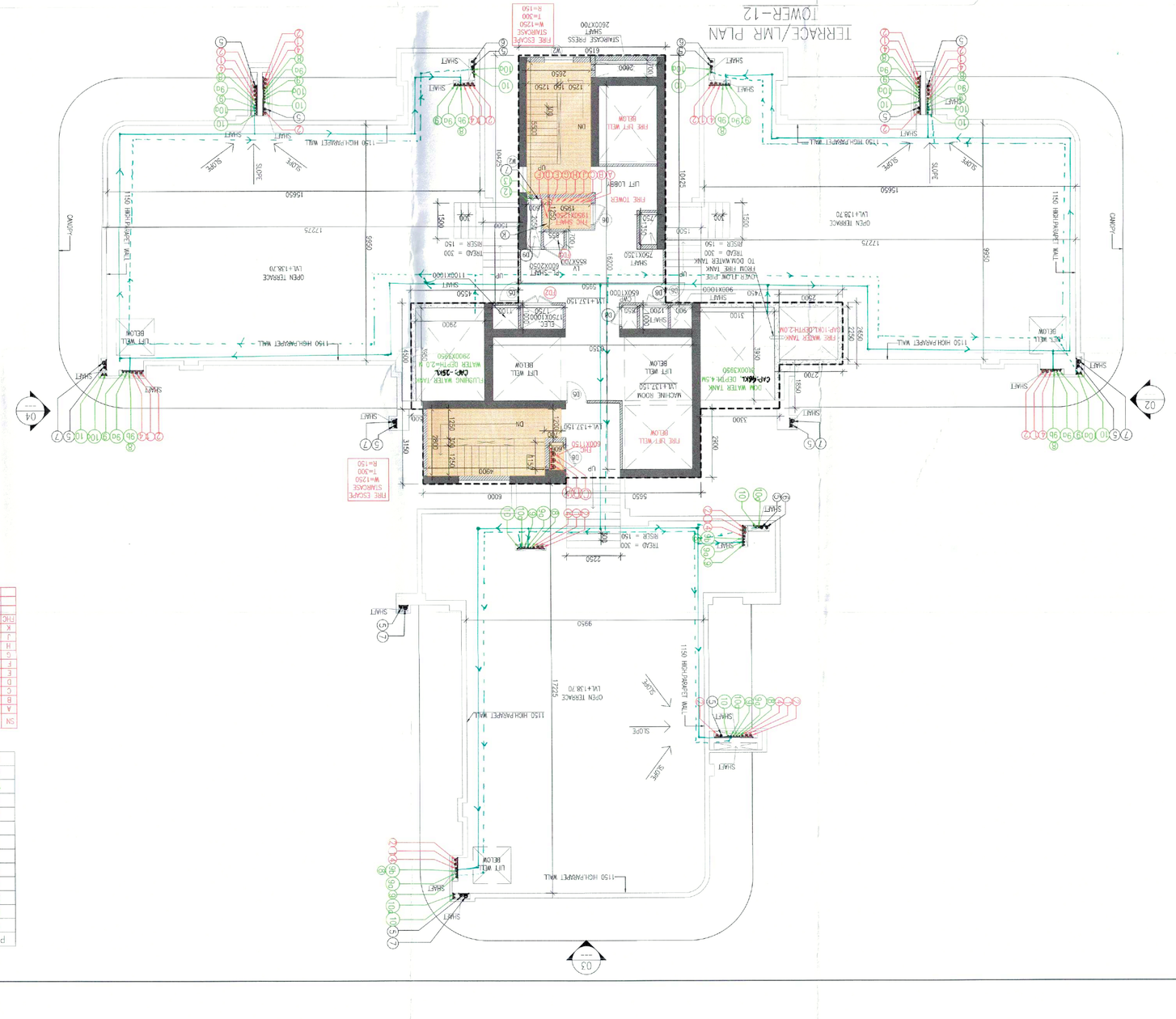
Checked and found ok for Public Health Electrical Service only subject to [illegible]

APRIL-2024. Scale : 1:100

Drawing Title:- TOWER-12
REFUSE FLOOR PLAN (18TH,27TH & 36TH) & 39TH FLOOR PLAN

Drawing No:- T12-04

TERRACE/LWR PLAN
TOWER-12


LWR TERRACE
TOWER-12
LVL+140.150
TERRACE BELOW
LVL+138.70
TERRACE BELOW
LVL+138.70
TERRACE BELOW
LVL+138.70
TERRACE
LVL+140.150
PARAPET WALL
PARAPET WALL
PARAPET WALL
PARAPET WALL
5250
12250
7500
1450
1450
4150
2600
1100
SCRUB
SCRUB
OPEN TERRACE
LVL+138.70
OPEN TERRACE
LVL+138.70
1150 HIGH PARAPET WALL
1150 HIGH PARAPET WALL
1150 HIGH PARAPET WALL

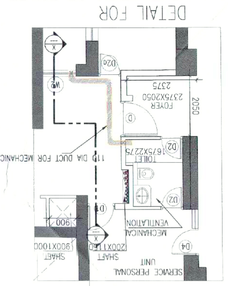
Typical Mechanical Ventilation Calculation for WC

Tower-12-Toilet Exhaust Sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr) Length	Width	Toilet Area in (Sq mtr)	Toilet Area in (Sq Ft)	Toilet Height in (mtr)	Toilet Height in (ft)	Toilet Volume in (Cu.ft)	Toilet Design in (CFM)	Selected Exhaust Fan L&BxH (mm)	Fan Size	Exhaust Duct Size Diameter (mm)
1.1	ENTRANCE TOILET	2.275	1.675	3.81	41.08	2.70	8.86	364	73	1#100 CFM. Inline Fan	300x250x180	110 (OD)
1	Typical Mechanical Ventilation Calculation for WC											

MECHANICAL VENTILATION OF TOILET AREA

DETAIL FOR


SERVICE PERSONAL UNIT
TOILET
SHAFT
110 DIA DUCT FOR MECHANICAL VENTILATION
MECHANICAL VENTILATION
DOOR 1000
SHAFT
SHAFT
SHAFT

NOTE -

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

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STP (HQ) Member Secretary B.P.A.C. | STP (E) Member B.P.A.C. | CTP (Hrs.) Chairman B.P.A.C.

AD | PA | ATP

DTP (Plan) | ATP (HQ) | Rajeev Dutt (HPC)

TO BE READ WITH MEMO NO.: DATED: — WITH'S OFFICE

N (North)

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

At. Kuldeep Kumar CA/2011/70071
Member SKNC

Checked and Verified for Rule, Health Safety & Sanitation Requirements as per Rules & Regulations in force.

JUNE - 2024 | Scale :- 1:100 | Dated :- 24/12/23 | Drawing No:- A - 02

Drawing Title:- TOWER-14 FIRST FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM

FIRST FLOOR AREA CALCULATION

GROSS - A									
1	=	1	X	0.250	X	1.800	=	0.450	SQM
2	=	1	X	11.325	X	9.000	=	101.925	SQM
3	=	2	X	1.800	X	0.350	=	1.260	SQM
4	=	1	X	9.600	X	11.785	=	112.944	SQM
8	=	1	X	1.700	X	3.750	=	6.375	SQM
12	=	1	X	10.875	X	1.450	=	15.769	SQM
13	=	1	X	12.600	X	1.850	=	23.310	SQM
15	=	1	X	14.825	X	0.350	=	5.189	SQM
16	=	1	X	9.250	X	1.350	=	12.488	SQM
17	=	1	X	13.200	X	3.300	=	43.560	SQM
18	=	1	X	12.550	X	4.150	=	52.083	SQM
20	=	1	X	8.250	X	1.700	=	14.025	SQM
21	=	1	X	15.550	X	9.625	=	149.669	SQM
22	=	1	X	3.750	X	1.800	=	6.338	SQM
25	=	1	X	4.475	X	9.000	=	40.980	SQM
26	=	1	X	1.450	X	2.660	=	3.857	SQM
27	=	1	X	2.200	X	4.375	=	9.625	SQM
29	=	1	X	5.950	X	2.250	=	0.788	SQM
30	=	1	X	12.400	X	6.625	=	39.419	SQM
31	=	1	X		X	3.725	=	46.190	SQM
				TOTAL			=	688.221	SQM
GROSS -B									
a	=	5	X	0.300	X	0.400	=	0.600	SQM
b	=	2	X	0.750	X	1.525	=	2.288	SQM
c	=	2	X	3.550	X	1.825	=	12.958	SQM
d	=	2	X	1.075	X	0.150	=	0.323	SQM
g	=	2	X	1.500	X	0.250	=	0.750	SQM
k	=	1	X	2.100	X	1.150	=	2.415	SQM
m	=	1	X	4.300	X	1.150	=	4.945	SQM
n	=	1	X	1.400	X	0.800	=	1.120	SQM
p	=	1	X	1.400	X	0.600	=	0.840	SQM
q	=	3	X	2.950	X	2.700	=	23.895	SQM
r	=	1	X	0.600	X	2.700	=	1.620	SQM
s	=	1	X	0.800	X	1.000	=	0.800	SQM
t	=	1	X	1.400	X	1.000	=	1.400	SQM
u	=	1	X	0.500	X	1.000	=	0.500	SQM
v	=	1	X	2.000	X	1.000	=	2.000	SQM
w	=	1	X	0.800	X	1.000	=	0.800	SQM
x	=	1	X	0.600	X	1.000	=	0.750	SQM
y	=	1	X	1.950	X	1.250	=	2.438	SQM
z	=	1	X	0.750	X	1.350	=	1.013	SQM
z1	=	1	X	2.250	X	3.200	=	7.200	SQM
z2	=	1	X	5.250	X	0.600	=	3.150	SQM
						TOTAL	=	71.203	SQM
GROSS -C									
st	=	1	X	4.900	X	2.800	=	13.720	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	29.015	SQM

FAR AREA OF FIRST FLOOR									
				TOTAL	=	688.221	SQM	GROSS-B	-
					=	588.004	SQM	GROSS-D	+
BUILT-UP AREA OF FIRST FLOOR					=	570.394	SQM	GROSS-E	
				TOTAL	=	617.019	SQM		

				TOTAL	=	588.004	SQM	GROSS-D	-
					=	570.394	SQM	GROSS-E	
FAR AREA OF FIRST FLOOR					=	GROSS-E	+	GROSS-C	+
					=	570.394	SQM	29.015	SQM
BUILT-UP AREA OF FIRST FLOOR					=	617.019	SQM		

				TOTAL	=	688.221	SQM	GROSS-B	-
					=	588.004	SQM	GROSS-D	+
FAR AREA OF FIRST FLOOR					=	GROSS-D	+	GROSS-XX	-
					=	588.004	SQM	17.410	SQM
BUILT-UP AREA OF FIRST FLOOR					=	GROSS-E	+	GROSS-XX	+
					=	570.394	SQM	17.410	SQM
				TOTAL	=	617.019	SQM		

GROSS - XX							
P1	=	1	X	1.575	X	0.100	= 0.158 SQM
P2	=	1	X	1.850	X	3.500	= 6.475 SQM
P3	=	1	X	0.100	X	1.250	= 0.125 SQM
P4	=	1	X	0.750	X	2.150	= 1.613 SQM
P5	=	1	X	2.650	X	0.200	= 0.530 SQM
P6	=	1	X	0.350	X	6.625	= 2.319 SQM
P7	=	1	X	0.350	X	6.625	= 2.319 SQM
P8	=	1	X	0.350	X	3.550	= 1.243 SQM
P9	=	1	X	2.250	X	0.350	= 0.788 SQM
P10	=	1	X	2.650	X	0.200	= 0.530 SQM
P11	=	1	X	5.250	X	0.250	= 1.313 SQM
						TOTAL	= 17.410 SQM

FAR AREA OF FIRST FLOOR									
				TOTAL	=	688.221	SQM	GROSS-B	-
					=	588.004	SQM	GROSS-D	+
BUILT-UP AREA OF FIRST FLOOR					=	GROSS-D	+	GROSS-XX	-
					=	588.004	SQM	17.410	SQM
				TOTAL	=	GROSS-E	+	GROSS-XX	+
					=	570.394	SQM	17.410	SQM
				TOTAL	=	617.019	SQM		

DETAIL – XX

1ST FLOOR
TOWER- 14

DETAIL – XX

1ST FLOOR
NO OF UNITS-2
LVL+5250
TOWER- 14 (4BHK)

DOUBLE HEIGHT ENTRANCE LOBBY BELOW

SCHEDULE OF DOORS & WINDOWS

SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM FFL	LINTEL FROM FFL
ED	1000X2400	ENT.LOBBY	AL. GLAZED DOOR	---	+2400
D	1100X2400	UNIT ENTRY	FIRE DOOR (1 HR)	---	+2400
				---	+2400
D1	900X2400	MULTI P. ROOM/SERVANT ROOM	FIRE DOOR (1 HR)	---	+2400
D1	900X2400	BED ROOM	MOULDED DOOR	---	+2400
D1a	900X2400	KITCHEN	AL. GLAZED DOOR	+100	+2400
D2	750X2400	PHC	MOISTURE PROOF	---	+2400
D2a	750X2400	TOILET	MOULDED DOOR (SUBMIC BOARD)	---	+2400
D3	750X2400	SERVANT ROOM	AL. GLAZED DOOR	---	+2400
D4	1800X2400	DC MULTIPURPOSE MACHINE RM	DECAYED DOOR	---	+2400
FD	2200X2100	ELECTRICAL SHAFT	SHUTTER FIRE DOOR (1HR-METAL DOOR)	+150	+2400
FD	1100X2400	ENTRANCE LOBBY	FIRE DOOR	---	+2400
FD	1100X2400	ENTRANCE LOBBY	FIRE DOOR	---	+2400
FD	1100X2400	ELECTRICAL/MULTI SHAFT	FIRE DOOR	+150	+2400
FD	1100X2400	SHAFT	FIRE DOOR	+150	+2400
SD1	1400X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD1	1425X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD1	1425X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD1	1500X2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD2	2370X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD2	1550X2400	LIVING/DINING/LOBBY	AL. SLIDING DOOR	---	+2400
SD2	1550X2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD3	1075X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD3	1725X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD3	2850X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD3	1500X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD3	1425X2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD4	1250X2400	MULTIP. ROOM	AL. SLIDING DOOR	---	+2400
D+W	750X2400	DOOR	DOOR CUM WINDOW	+300	+2400
	600X1200	WINDOW		+1200	+2400
W1	2184X1500	BED ROOM	AL. GLAZED WINDOW	+300	+2400
W2	1500X1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
W2	1500X1200	LIBY	AL. GLAZED WINDOW	+900	+2400
W4	1500X1200	STAIRCASE	AL. GLAZED WINDOW	+900	+2400
W5	1350X1500	LOBBY	AL. GLAZED WINDOW	+900	+2400
W6	1575X2100	BED ROOM	AL. GLAZED WINDOW	+300	+2400
W7	1500X1200	BED ROOM	AL. GLAZED WINDOW	+900	+2400
V1	600X1200	TOILET	VENTILATOR	+1400	+2400
					DETAILS WITH FFL

S.No.	PLUMBING LEGEND -
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(BOOSTER)(TOP THREE FLOORS)
(8)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 10TH FLOOR
(8a)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 11TH TO 37TH FLOOR
(8b)	DOMESTIC WATER SUPPLY(BY GRAVITY)(BASEMENTS ONLY)
(9)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 10TH FLOOR
(9a)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 11TH TO 37TH FLOOR
(9b)	FLUSHING WATER SUPPLY(BY GRAVITY)(BASEMENTS ONLY)
(2)	DOMESTIC WATER SUPPLY RISER FOR O/H TANK
(13)	FLUSHING WATER SUPPLY RISER FOR O/H TANK
(15)	HVAC DRAIN PIPE

SN	FIRE FIGHTING PIPE LEGEND -
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
J	DRAIN PIPE
K	FIRE HOSE CABINET

PROJECT:

REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (993 RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS ARMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Roshan Kumar
CA/2021/92007

Ellipsis are not to be used on Public Health Drawings (Sewer, Water Supply etc.) as per Building Bye-laws

JUNE-2024 | Scale : 1:100 | Drawing No:-

Drawing Title:- TOWER-14
30th FLOOR PLAN
& FAR AREA
CALCULATION DIAGRAM

A-04

NOTE :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREEVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED IS1SEC1VIBES).

AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a PROVISIONAL BUILDING PLAN approved only for the purpose of inviting Objections from the general public

Director
Manesar Complex
BPAC

STP (HQ)
Manesar
BPAC

Chairman
CTP (HQ)
BPAC

Regional
AD

FA

ATP

DTP (HQ)

ATP (HQ)

TO BE FIXED WITHIN THIS OFFICE

NOTE : 2

DATED :-

					TOTAL	=	864.395	SQM	
					BULT-UP AREA OF 2ND TO 31ST FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	835.380	SQM	GROSS-D
					FAR AREA OF 2ND TO 31ST FLOOR	=	GROSS-A	-	GROSS-B
						=	944.397	-	80.201
					TOTAL	=	944.397	SQM	GROSS-B

					TOTAL	=	29.015	SQM
#2	=	1	X	2.650	X	5.500	=	14.575
#1	=	1	X	0.650	X	1.200	=	0.720
#1	=	1	X	4.900	X	2.900	=	13.720
						TOTAL	=	80.201
#2	=	1	X	5.250	X	0.600	=	3.150
#1	=	1	X	2.250	X	3.200	=	7.200
Z	=	1	X	0.750	X	1.350	=	1.013
Y	=	1	X	1.850	X	1.250	=	2.438
X	=	1	X	0.600	X	1.250	=	0.750
W	=	1	X	0.800	X	1.000	=	0.800
V	=	1	X	2.000	X	1.000	=	2.000
U	=	1	X	0.500	X	1.000	=	0.500
T	=	1	X	1.600	X	1.000	=	1.600
S	=	1	X	0.800	X	1.000	=	0.800
R	=	1	X	0.600	X	1.000	=	0.600
r	=	3	X	2.900	X	2.700	=	1.600
q	=	3	X	2.900	X	2.700	=	23.886
p	=	1	X	1.600	X	0.600	=	0.960
n	=	1	X	1.400	X	0.600	=	1.120
m	=	1	X	4.300	X	1.150	=	4.945
K	=	1	X	2.100	X	1.150	=	2.415
g	=	3	X	1.500	X	0.250	=	1.125
d	=	3	X	1.075	X	0.250	=	0.484
C	=	3	X	3.550	X	1.825	=	19.436
b	=	3	X	0.750	X	1.525	=	3.431
a	=	1	X	0.300	X	0.600	=	0.840
						TOTAL	=	944.397
30	=	1	X	5.950	X	6.625	=	39.419
29	=	2	X	0.350	X	2.250	=	1.575
27	=	2	X	2.200	X	4.375	=	19.250
26	=	2	X	1.450	X	2.650	=	7.685
25	=	2	X	4.475	X	9.600	=	85.920
22	=	2	X	1.750	X	1.650	=	12.075
21	=	2	X	13.550	X	8.625	=	299.338
20	=	2	X	8.250	X	1.700	=	28.050
18	=	1	X	15.850	X	8.225	=	130.360
17	=	1	X	13.400	X	2.650	=	38.230
16	=	1	X	9.200	X	1.350	=	12.488
15	=	1	X	14.825	X	0.350	=	5.189
13	=	1	X	12.600	X	1.850	=	23.310
12	=	1	X	10.675	X	1.450	=	15.799
8	=	1	X	1.700	X	3.750	=	6.375
4	=	1	X	0.600	X	11.765	=	112.944
3	=	1	X	1.800	X	0.250	=	1.890
2	=	1	X	11.325	X	8.000	=	101.925
	=	2	X	0.250	X	1.800	=	0.900

GROSS-A

TYPICAL 30TH FLOOR AREA CALCULATION

					TOTAL	=	864.395	SQM	
					BULT-UP AREA OF 30TH FLOOR	=	GROSS-E	+	GROSS-C
						=	817.970	+	29.015
					TOTAL	=	817.970	SQM	GROSS-E
					FAR AREA OF 30TH FLOOR	=	GROSS-D	-	GROSS-XX
						=	835.380	-	17.410
					TOTAL	=	835.380	SQM	GROSS-XX

					TOTAL	=	17.410	SQM
P11	=	1	X	5.250	X	0.250	=	1.313
P10	=	1	X	2.650	X	0.200	=	0.530
P9	=	1	X	2.250	X	0.350	=	0.788
P8	=	1	X	0.350	X	3.550	=	1.243
P7	=	1	X	0.350	X	6.625	=	2.319
P6	=	1	X	0.350	X	6.625	=	2.319
P5	=	1	X	2.650	X	0.200	=	0.530
P4	=	1	X	0.750	X	2.150	=	1.613
P3	=	1	X	0.100	X	1.250	=	0.125
P2	=	1	X	1.850	X	3.500	=	6.475
P1	=	1	X	1.575	X	0.100	=	0.158

GROSS - XX

30th FLOOR (LOWER LEVEL PENTHOUSE)
NO OF UNITS-3
LVL+100950
TOWER- 14 (48HK)

30TH LOWER PENTHOUSE FLOOR
TOWER- 14 & 15

DETAIL-XX

DETAIL-XX

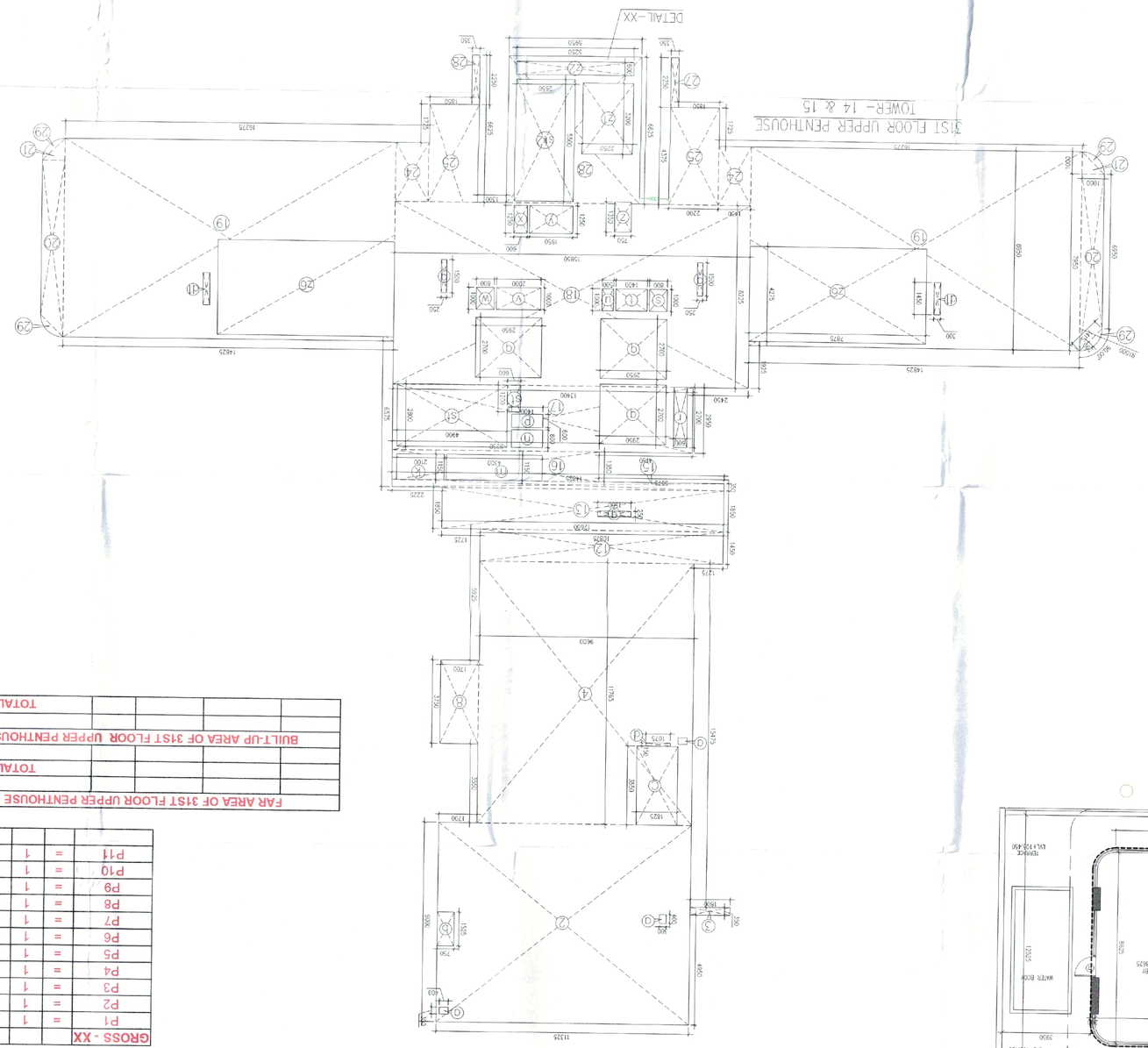
					TOTAL	=	17.410	SQM	
P11	=	1	X	5.250	X	0.250	=	1.313	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
P9	=	1	X	2.250	X	0.350	=	0.788	SQM
P8	=	1	X	0.350	X	3.550	=	1.243	SQM
P7	=	1	X	0.350	X	6.625	=	2.319	SQM
P6	=	1	X	0.350	X	6.625	=	2.319	SQM
P5	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	0.750	X	2.150	=	1.613	SQM
P3	=	1	X	0.100	X	1.250	=	0.125	SQM
P2	=	1	X	1.850	X	3.500	=	6.475	SQM
P1	=	1	X	1.575	X	0.100	=	0.158	SQM

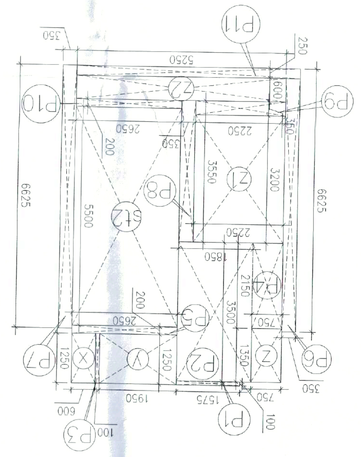
GROSS - XX

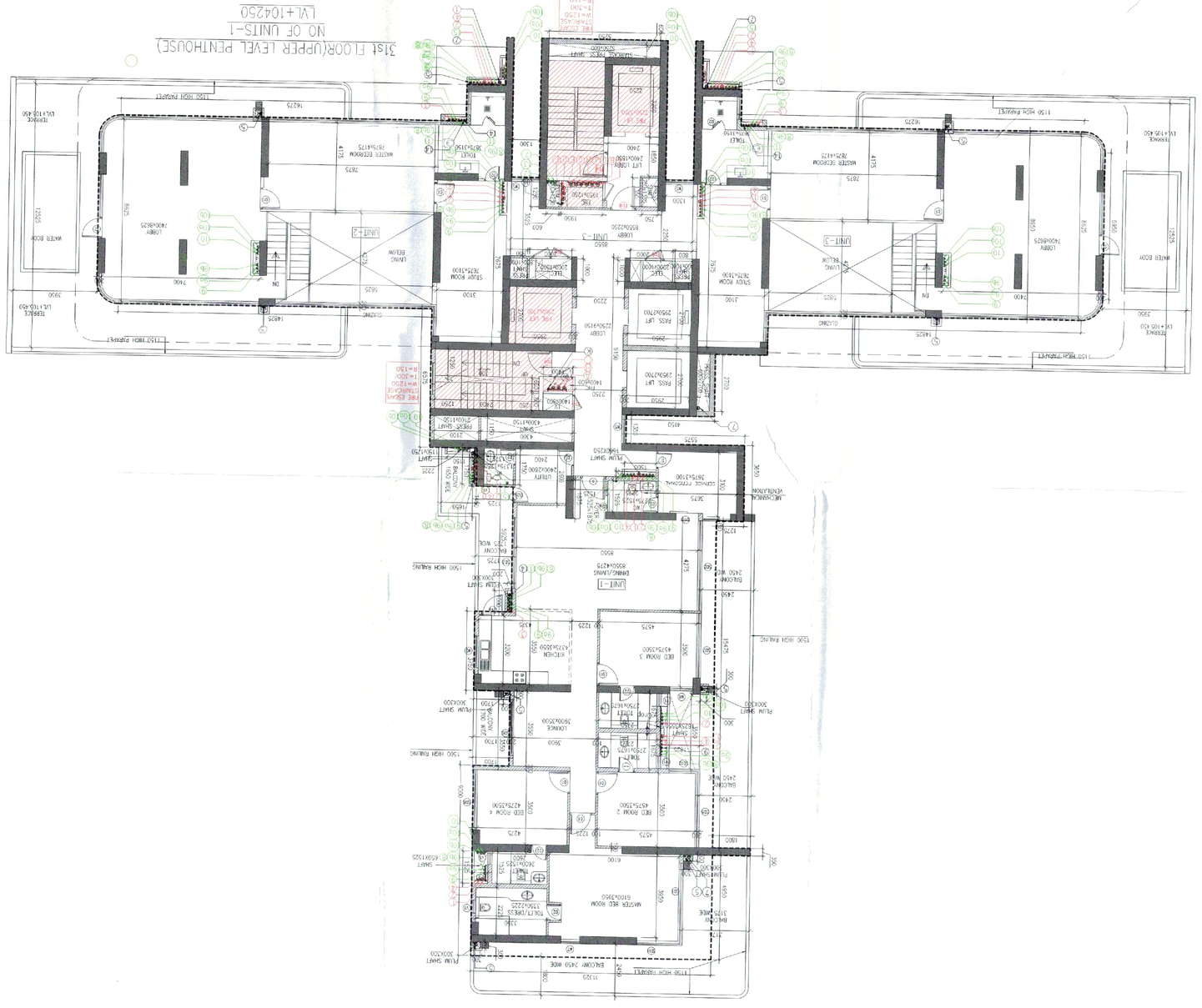
					TOTAL	=	864.395	SQM	
					BULT-UP AREA OF 30TH FLOOR	=	GROSS-E	+	GROSS-C
						=	817.970	+	29.015
					TOTAL	=	817.970	SQM	GROSS-E
					FAR AREA OF 30TH FLOOR	=	GROSS-D	-	GROSS-XX
						=	835.380	-	17.410
					TOTAL	=	835.380	SQM	GROSS-XX

					TOTAL	=	17.410	SQM	
P11	=	1	X	5.250	X	0.250	=	1.313	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
P9	=	1	X	2.250	X	0.350	=	0.788	SQM
P8	=	1	X	0.350	X	3.550	=	1.243	SQM
P7	=	1	X	0.350	X	6.625	=	2.319	SQM
P6	=	1	X	0.350	X	6.625	=	2.319	SQM
P5	=	1	X	2.650	X	0.200	=	0.530	SQM
P4	=	1	X	0.750	X	2.150	=	1.613	SQM
P3	=	1	X	0.100	X	1.250	=	0.125	SQM
P2	=	1	X	1.850	X	3.500	=	6.475	SQM
P1	=	1	X	1.575	X	0.100	=	0.158	SQM

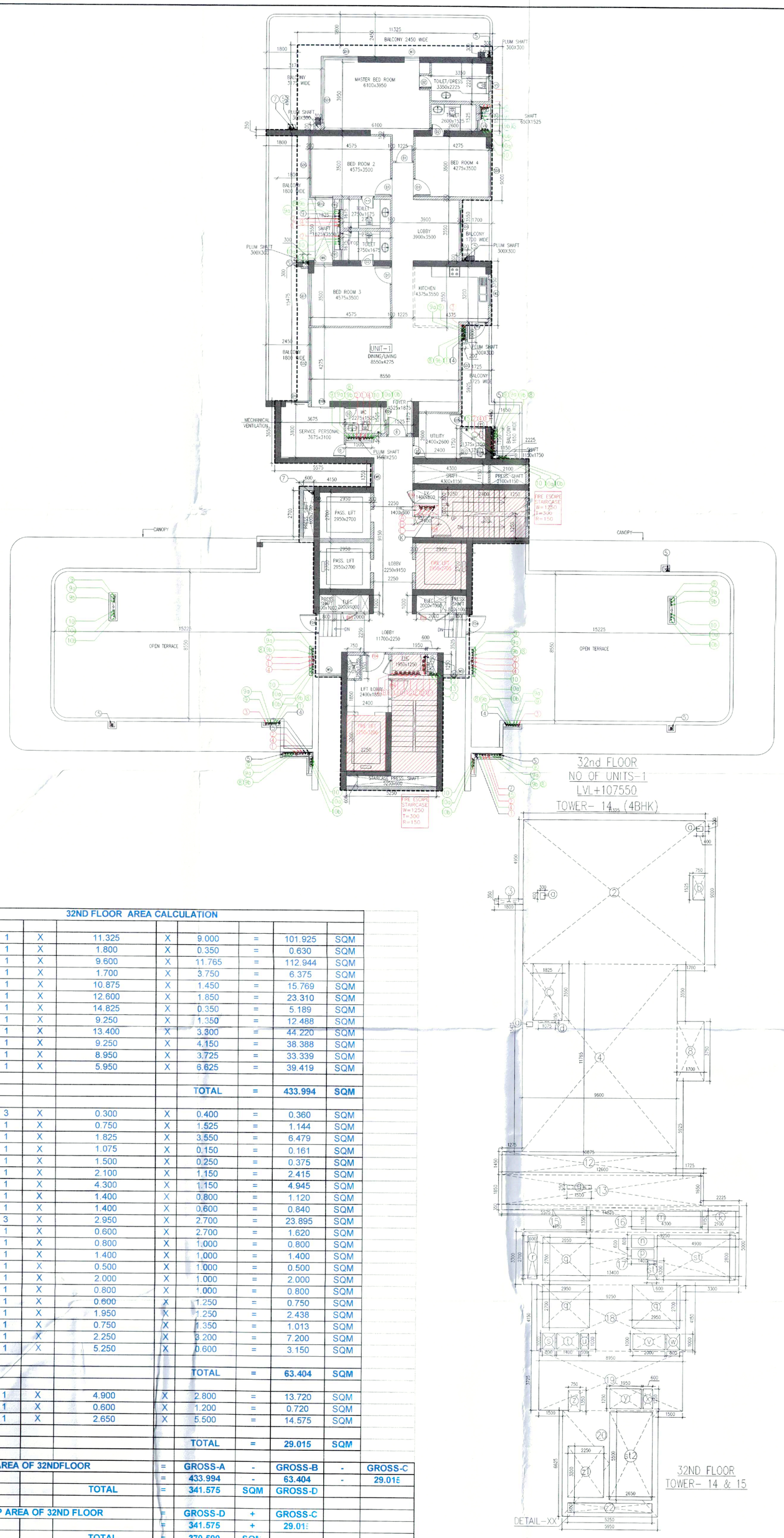
GROSS - XX


DETAIL-XX
31ST FLOOR UPPER PENTHOUSE
TOWER- 14 & 15


DETAIL-XX

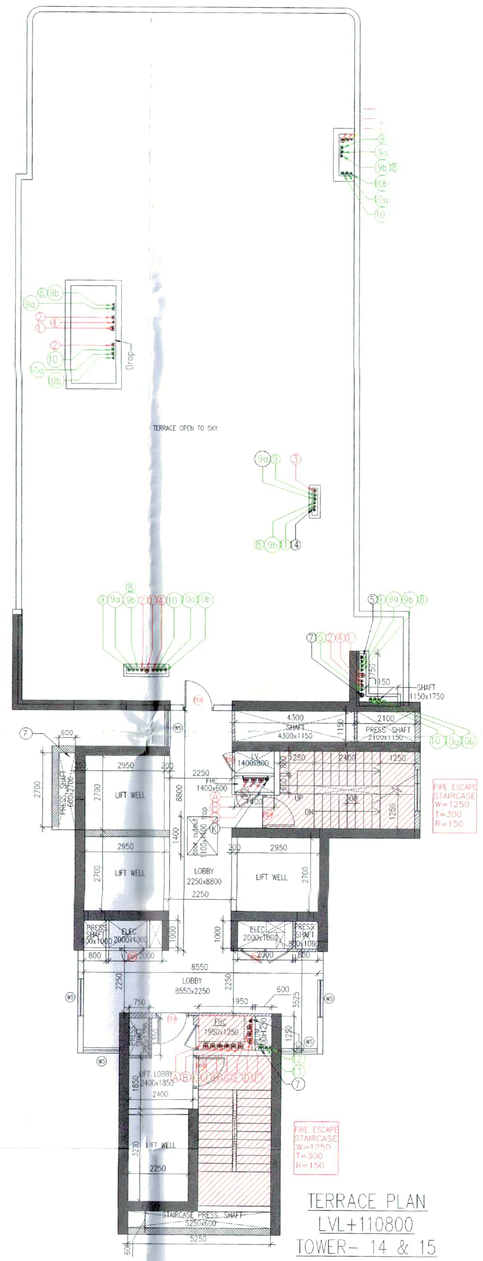

31st FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+10425Ø
TOWER- 14 (4BHK)

| | | |

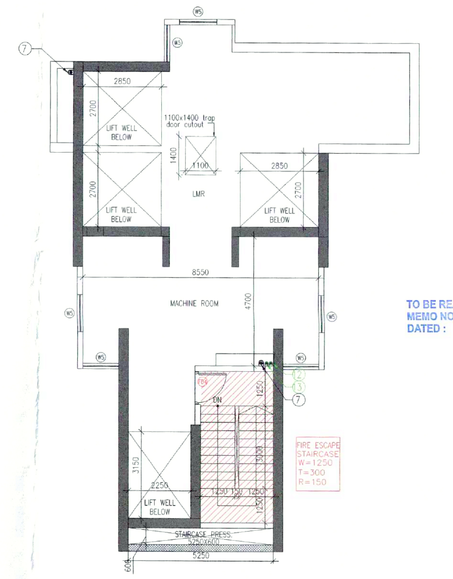


32nd FLOOR
NO_OF_UNITS-1
LVL+107550
TOWER- 14 (4BHK)

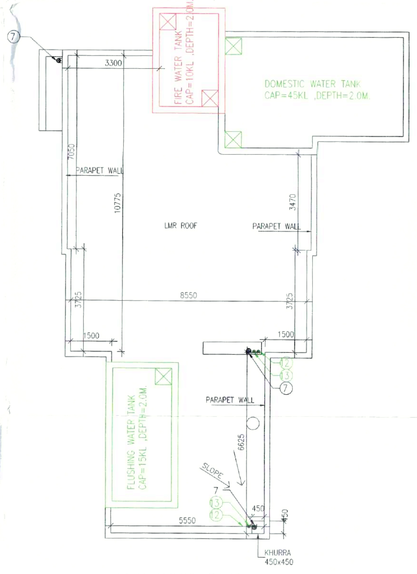
32ND FLOOR
TOWER- 14 & 15



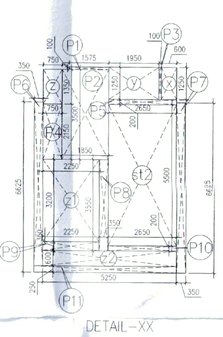
TERRACE PLAN
LVL+110800
TOWER- 14 & 15
(4BHK)



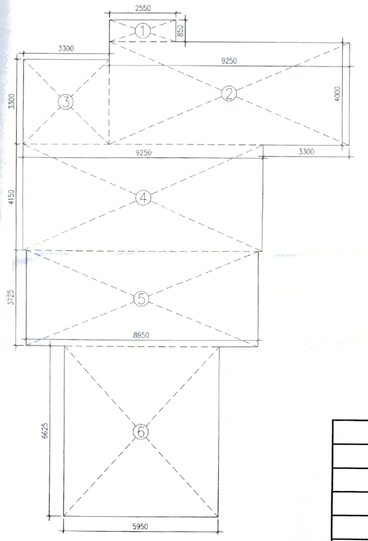
LMR FLOOR PLAN
LVL+113500
TOWER- 14 & 15



LMR ROOF PLAN
LVL+116800
TOWER- 14 & 15



DETAIL-XX



MUMTY MACHINE ROOM
TOWER- 11 & 12

32ND FLOOR AREA CALCULATION

GROSS - A									
2	=	1	X	11.325	X	9.000	=	101.925	SQM
3	=	1	X	1.800	X	0.350	=	0.630	SQM
4	=	1	X	9.600	X	11.765	=	112.944	SQM
8	=	1	X	1.700	X	3.750	=	6.375	SQM
12	=	1	X	10.875	X	1.450	=	15.769	SQM
13	=	1	X	12.600	X	1.850	=	23.310	SQM
15	=	1	X	14.825	X	0.350	=	5.189	SQM
16	=	1	X	9.250	X	1.350	=	12.488	SQM
17	=	1	X	13.400	X	3.300	=	44.220	SQM
18	=	1	X	9.250	X	4.150	=	38.388	SQM
19	=	1	X	8.950	X	3.725	=	33.339	SQM
20	=	1	X	5.950	X	6.625	=	39.419	SQM
						TOTAL	=	433.994	SQM
GROSS -B									
a	=	3	X	0.300	X	0.400	=	0.360	SQM
b	=	1	X	0.750	X	1.525	=	1.144	SQM
c	=	1	X	1.825	X	3.550	=	6.479	SQM
d	=	1	X	1.075	X	0.150	=	0.161	SQM
g	=	1	X	1.500	X	0.250	=	0.375	SQM
k	=	1	X	2.100	X	1.150	=	2.415	SQM
m	=	1	X	4.300	X	1.150	=	4.945	SQM
n	=	1	X	1.400	X	0.800	=	1.120	SQM
p	=	1	X	1.400	X	0.600	=	0.840	SQM
q	=	3	X	2.950	X	2.700	=	23.895	SQM
r	=	1	X	0.600	X	2.700	=	1.620	SQM
s	=	1	X	0.800	X	1.000	=	0.800	SQM
t	=	1	X	1.400	X	1.000	=	1.400	SQM
u	=	1	X	0.500	X	1.000	=	0.500	SQM
v	=	1	X	2.000	X	1.000	=	2.000	SQM
w	=	1	X	0.800	X	1.000	=	0.800	SQM
x	=	1	X	0.600	X	1.250	=	0.750	SQM
y	=	1	X	1.950	X	1.250	=	2.438	SQM
z	=	1	X	0.750	X	1.350	=	1.013	SQM
z1	=	1	X	2.250	X	3.200	=	7.200	SQM
z2	=	1	X	5.250	X	0.600	=	3.150	SQM
						TOTAL	=	63.404	SQM
GROSS -C									
st	=	1	X	4.900	X	2.800	=	13.720	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	29.015	SQM

FAR AREA OF 32NDFLOOR					=	GROSS-A	-	GROSS-B	-	GROSS-C
					=	433.994	-	63.404	-	29.015
				TOTAL	=	341.575	SQM	GROSS-D		
BUILT-UP AREA OF 32ND FLOOR					=	GROSS-D	+	GROSS-C		
					=	341.575	+	29.015		
				TOTAL	=	370.590	SQM			

MUMTY / MACHINE ROOM AREA CALCULATION

GROSS - A									
1	=	1	X	2.550	X	0.850	=	2.168	SQM
2	=	1	X	9.250	X	4.000	=	37.000	SQM
3	=	1	X	3.300	X	3.300	=	10.890	SQM
4	=	1	X	9.250	X	4.150	=	38.388	SQM
5	=	1	X	8.950	X	3.725	=	33.339	SQM
6	=	1	X	5.950	X	6.625	=	39.419	SQM
						TOTAL	=	161.203	SQM

GROSS - XX									
P1	=	1	X	1.575	X	0.100	=	0.158	SQM
P2	=	1	X	1.850	X	3.500	=	6.475	SQM
P3	=	1	X	0.100	X	1.250	=	0.125	SQM
P4	=	1	X	0.750	X	2.150	=	1.613	SQM
P5	=	1	X	2.650	X	0.200	=	0.530	SQM
P6	=	1	X	0.350	X	6.625	=	2.319	SQM
P7	=	1	X	0.350	X	6.625	=	2.319	SQM
P8	=	1	X	0.350	X	3.550	=	1.243	SQM
P9	=	1	X	2.250	X	0.350	=	0.788	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
P11	=	1	X	5.250	X	0.250	=	1.313	SQM
						TOTAL	=	17.410	SQM

FAR AREA OF 32NDFLOOR					=	GROSS-D	-	GROSS-XX		
					=	341.575	-	17.410		
				TOTAL	=	324.165	SQM	GROSS-E		
BUILT-UP AREA OF 32ND FLOOR					=	GROSS-E	+	GROSS-C	+	GROSS-XX
					=	324.165	+	29.015	+	17.410
				TOTAL	=	370.590	SQM			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(O) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

AD | PA | ATF | DTP (HQ) | ATP (HQ) | Addl. Dir. (CTP(HQ))

N
NORTH

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Rohit Kumar
CA/2011/

Checked and found all the Drawings in Revised Series only As per Layout Plan Vide No. 32/1/24 Dated 22/1/24

JUNE,-2024. | Scale : 1:100

Drawing Title:- TOWER-14
32nd FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM, MUMTY/ MACHINE ROOM PLAN & AREA DIAGRAM

Drawing No:- A - 06

TYPICAL FLOOR	FLOOR LEVEL	UNITS
2nd FLOOR	LVL+4.875	3
3rd FLOOR	LVL+7.950	3
4th FLOOR	LVL+11.150	3
5th FLOOR	LVL+14.350	3
6th FLOOR	LVL+17.550	3
7th FLOOR	LVL+20.750	3
8th FLOOR	LVL+23.950	3
9th FLOOR	LVL+27.150	3
10th FLOOR	LVL+30.350	3
11th FLOOR	LVL+33.550	3
12th FLOOR	LVL+36.750	3
13th FLOOR	LVL+39.950	3
14th FLOOR	LVL+43.150	3
15th FLOOR	LVL+46.350	3
16th FLOOR	LVL+49.550	3
17th FLOOR	LVL+52.750	3
18th FLOOR	LVL+55.950	3
19th FLOOR	LVL+59.150	3
20th FLOOR	LVL+62.350	3
21st FLOOR	LVL+65.550	3
22nd FLOOR	LVL+68.750	3
23rd FLOOR	LVL+71.950	3
24th FLOOR	LVL+75.150	3
25th FLOOR	LVL+78.350	3
26th FLOOR	LVL+81.550	3
27th FLOOR	LVL+84.750	3
28th FLOOR	LVL+87.950	3
29th FLOOR	LVL+91.150	3
30th FLOOR	LVL+94.350	3
31ST FLOOR	LVL+97.550	3
TERRACE FLOOR	LVL+100.750	3
	TOTAL UNITS =	93

SCHEDULE OF DOORS & WINDOWS

SCHEDULE OF DOORS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM FFL	LINTEL FROM FFL
D	1000x2400	FLAT ENTRY	AL. GLAZED DOOR	---	+2400
D	1000x2400	UNIT ENTRY	FIRE DOOR (1 HR)	---	+2400
D	900x2400	MULTI ROOM/SERVANT ROOM	FIRE DOOR (1 HR)	---	+2400
D1	800x2400	BED ROOM	WOODEN DOOR	---	+2400
D1a	800x2400	KITCHEN	AL. GLAZED DOOR	---	+2400
D2	900x2700	PHC	METAL DOOR	+300	+2400
D3	750x2400	TOILET	WOODEN DOOR	---	+2400
D3a	750x2400	TOILET	WOODEN DOOR (SLIDING DOOR)	---	+2400
D3b	750x2400	SERVANT ROOM	AL. GLAZED DOOR	---	+2400
D4	1800x2400	DG PASTORAL PACKING/ PACKING PHC	DG+WPC/PACKAGING DOOR	---	+2400
D5	1200x2300	ELECTRICAL SHAFT	PANELECTRIC DOOR/PHC METAL DOOR	+300	+2400
D5	1100x2400	REFUGE AREA	FIRE DOOR	---	+2400
D6	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	---	+2400
D6a	750x2100	ELECTRICAL/MECH SHAFT	FIRE DOOR	+150	+2400
D6b	1650x2250	CHAT	FIRE DOOR	+150	+2400
D7	4200x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D8	4275x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
D8	4027x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
D9	2070x2400	BED ROOM/MASTER BED ROOM	AL. SLIDING DOOR	---	+2400
D9	3705x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D9	2550x2400	LIVING/DINING/LOBBY	AL. SLIDING DOOR	---	+2400
D9	3705x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
D9	3675x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D9	2850x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D10	1950x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D11	2850x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D12	1950x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
D14	1275x2400	MULTI ROOM	AL. SLIDING DOOR	---	+2400
D#1	750x2400	DOOR	DOOR FOR KITCHEN	---	+2400
	600x1200	WINDOW		+1200	+2400
#1	2940x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
#2	1500x1200	KITCHEN	AL. GLAZED WINDOW	+1200	+2400
#3	1500x1500	LIFT	AL. GLAZED WINDOW	+900	+2400
#4	1500x1500	STAIRCASE	AL. GLAZED WINDOW	+900	+2400
#5	1200x1500	LOBBY	AL. GLAZED WINDOW	+900	+2400
#6	3675x1500	BED ROOM	AL. GLAZED WINDOW	+300	+2400
#7	1800x1500	BED ROOM	AL. GLAZED WINDOW	+900	+2400
#8	600x1200	TOILET	VENTILATOR	+1200	+2400
				(GRILL ART) #8	

SL.No.	PLUMBING LEGEND :-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(BOOSTER)FOR THREE FLOORS)
(9)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 16TH FLOOR
(9a)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(9b)	DOMESTIC WATER SUPPLY(BY GRAVITY)(EXPRESS RISER)
(10)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 16TH FLOOR
(10a)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(10b)	FLUSHING WATER SUPPLY(BY GRAVITY)(EXPRESS RISER)
(11)	DOMESTIC WATER SUPPLY INLET FOR O/H TANK
(12)	FLUSHING WATER SUPPLY INLET FOR O/H TANK
(13)	
(14)	
(15)	HVAC DRAIN PIPE

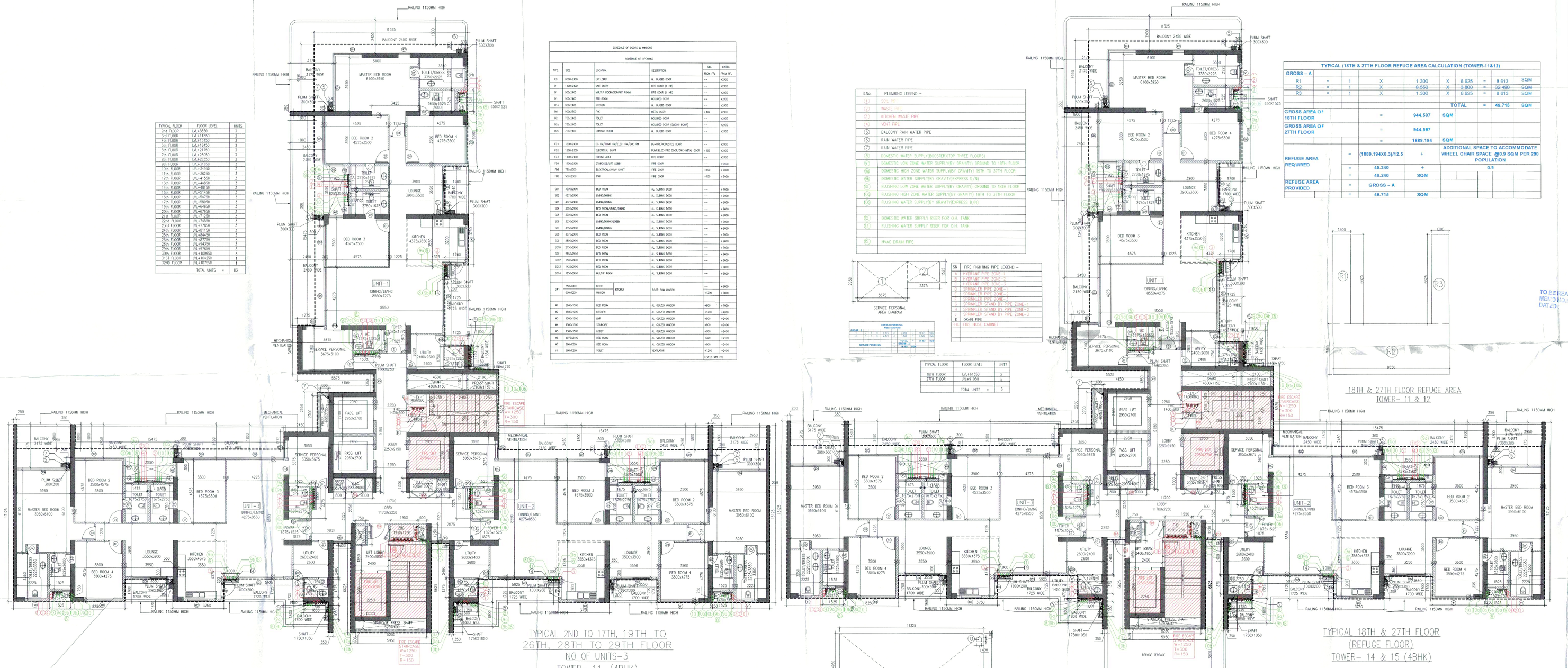
SN	FIRE FIGHTING PIPE LEGEND :-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER (STAND BY) PIPE ZONE-1
H	SPRINKLER (STAND BY) PIPE ZONE-2
I	SPRINKLER (STAND BY) PIPE ZONE-3
K	DRAIN PIPE
	FIRE HOSE CABINET

SERVICE PERSONAL AREA DIAGRAM

TYPICAL FLOOR	FLOOR LEVEL	UNITS
18th FLOOR	LVL+49.950	3
27th FLOOR	LVL+81.150	3
	TOTAL UNITS =	6

TYPICAL (18TH & 27TH FLOOR REFUGE AREA CALCULATION (TOWER-11&12)

GROSS – A									
R1	=	1	X	1.300	X	6.625	=	8.613	SQM
R2	=	1	X	8.550	X	3.900	=	32.400	SQM
R3	=	1	X	1.300	X	6.625	=	8.613	SQM
						TOTAL	=	49.715	SQM
GROSS AREA OF 18TH FLOOR			=	944.597	SQM				
GROSS AREA OF 27TH FLOOR			=	944.597					
			=	1889.194	SQM				
REFUGE AREA REQUIRED	=	(1889.194X0.3)/12.5	+	0.3	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.9 SQM PER 200 POPULATION				
	=	45.340	+	0.3					
	=	45.240	SQM						
REFUGE AREA PROVIDED	=	GROSS – A							
	=	49.715	SQM						



TYPICAL 2ND TO 17TH, 19TH TO 26TH, 28TH TO 29TH FLOOR
NO OF UNITS-3
TOWER- 14 (4BHK)

TYPICAL 18TH & 27TH FLOOR
(REFUGE FLOOR)
TOWER- 14 & 15 (4BHK)

18TH & 27TH FLOOR REFUGE AREA
TOWER- 11 & 12

TYPICAL 2ND TO 29TH FLOOO AREA CALCULATION

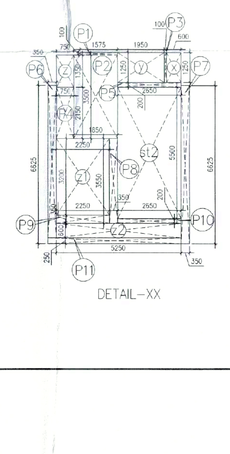
GROSS - A									
1	=	2	X	0.250	X	1.800	=	0.900	SQM
2	=	1	X	11.325	X	9.000	=	101.925	SQM
3	=	3	X	1.800	X	0.350	=	1.890	SQM
4	=	1	X	9.600	X	11.765	=	112.944	SQM
8	=	1	X	1.700	X	3.750	=	6.375	SQM
12	=	1	X	10.875	X	1.450	=	15.769	SQM
13	=	1	X	12.600	X	1.850	=	23.310	SQM
15	=	1	X	14.825	X	0.350	=	5.189	SQM
16	=	1	X	9.250	X	1.350	=	12.488	SQM
17	=	1	X	13.400	X	2.950	=	39.530	SQM
18	=	1	X	15.850	X	8.225	=	130.366	SQM
20	=	2	X	8.250	X	1.700	=	28.050	SQM
21	=	2	X	15.550	X	9.625	=	299.338	SQM
22	=	2	X	3.750	X	1.650	=	12.675	SQM
25	=	2	X	4.475	X	9.600	=	85.920	SQM
26	=	2	X	1.450	X	2.650	=	7.685	SQM
27	=	2	X	2.200	X	4.375	=	19.250	SQM
29	=	2	X	0.350	X	2.250	=	1.575	SQM
30	=	1	X	5.950	X	6.625	=	39.419	SQM
						TOTAL	=	944.597	SQM
GROSS -B									
a	=	7	X	0.300	X	0.400	=	0.840	SQM
b	=	3	X	0.750	X	1.525	=	3.431	SQM
c	=	3	X	3.550	X	1.825	=	19.436	SQM
d	=	3	X	1.075	X	0.150	=	0.484	SQM
g	=	3	X	1.500	X	0.250	=	1.125	SQM
k	=	1	X	2.100	X	1.150	=	2.415	SQM
m	=	1	X	4.300	X	1.150	=	4.945	SQM
n	=	1	X	1.400	X	0.800	=	1.120	SQM
p	=	1	X	1.400	X	0.600	=	0.840	SQM
q	=	3	X	2.950	X	2.700	=	23.895	SQM
r	=	1	X	0.600	X	2.700	=	1.620	SQM
s	=	1	X	0.800	X	1.000	=	0.800	SQM
t	=	1	X	1.400	X	1.000	=	1.400	SQM
u	=	1	X	0.500	X	1.000	=	0.500	SQM
v	=	1	X	2.000	X	1.000	=	2.000	SQM
w	=	1	X	0.800	X	1.000	=	0.800	SQM
x	=	1	X	0.600	X	1.250	=	0.750	SQM
y	=	1	X	1.950	X	1.250	=	2.438	SQM
z	=	1	X	0.750	X	1.350	=	1.013	SQM
z1	=	1	X	2.250	X	3.200	=	7.200	SQM
z2	=	1	X	5.250	X	0.600	=	3.150	SQM
						TOTAL	=	80.201	SQM
GROSS -C									
st	=	1	X	4.900	X	2.800	=	13.720	SQM
st1	=	1	X	0.600	X	1.200	=	0.720	SQM
st2	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	29.015	SQM

FAR AREA OF 2ND TO 29TH FLOOR	=	GROSS-A	-	GROSS-B	-	GROSS-C
	=	944.597	-	80.201	-	29.015
TOTAL	=	835.380	SQM	GROSS-D		
BUILT-UP AREA OF 2ND TO 29TH FLOOR	=	GROSS-D	+	GROSS-C		
	=	835.380	+	29.015		
TOTAL	=	864.395	SQM			

GROSS - XX									
P1	=	1	X	1.575	X	0.100	=	0.158	SQM
P2	=	1	X	1.850	X	3.500	=	6.475	SQM
P3	=	1	X	0.100	X	1.250	=	0.125	SQM
P4	=	1	X	0.750	X	2.150	=	1.613	SQM
P5	=	1	X	2.650	X	0.200	=	0.530	SQM
P6	=	1	X	0.350	X	6.625	=	2.319	SQM
P7	=	1	X	0.350	X	6.625	=	2.319	SQM
P8	=	1	X	0.350	X	3.550	=	1.243	SQM
P9	=	1	X	2.250	X	0.350	=	0.788	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
P11	=	1	X	5.250	X	0.250	=	1.313	SQM
						TOTAL	=	17.410	SQM

FAR AREA OF 2ND TO 29TH FLOOR	=	GROSS-D	-	GROSS-XX		
	=	835.380	-	17.410		
TOTAL	=	817.970	SQM	GROSS-E		
BUILT-UP AREA OF 2ND TO 29TH FLOOR	=	GROSS-E	+	GROSS-C	+	GROSS-XX
	=	817.970	+	29.015	+	17.410
TOTAL	=	864.395	SQM			

TYPICAL 2ND TO 29TH FLOOR
TOWER- 14 & 15



Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(O) Member B.P.A.C. | C.T.P.(HQ) Chairman B.P.A.C.

AD | PA | ATP

DTP (HQ) | ATP(HQ)

Rakesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO. DATED

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES(LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM, MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD. (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravindar Kumar
CA/2012/57971

Checked and found ok to be built in Residential Sectors only. Balconies not to be enclosed.

According letter No. 2-6-23 Dt. 23.1.24

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER-14
TYPICAL FLOOR PLAN (2ND TO 17TH FLOOR, 19TH TO 26TH, 28TH TO 29TH FLOOR)
REFUGE FLOOR PLAN (18TH & 27TH FLOOR)
& FAR AREA CALCULATION - DIAGRAM

Drawing No:- A - 03

NOTE:-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED ISTRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

THIS IS A PROVISIONAL BUILDING PLAN Approved only for the purpose of inviting Objections from the general public
S.T.P. (HQ) Gurugram
B.P.A.C.

AD PA ATP

DTP (HQ) ATP (HQ)

Date Stamp

TO BE READ WITH MEMO NO.: DATED:

TOWN & COUNTRY PLANNING OFFICE

N

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES (LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Checked and found ok for Public Health
Limited Service only subject to comments in

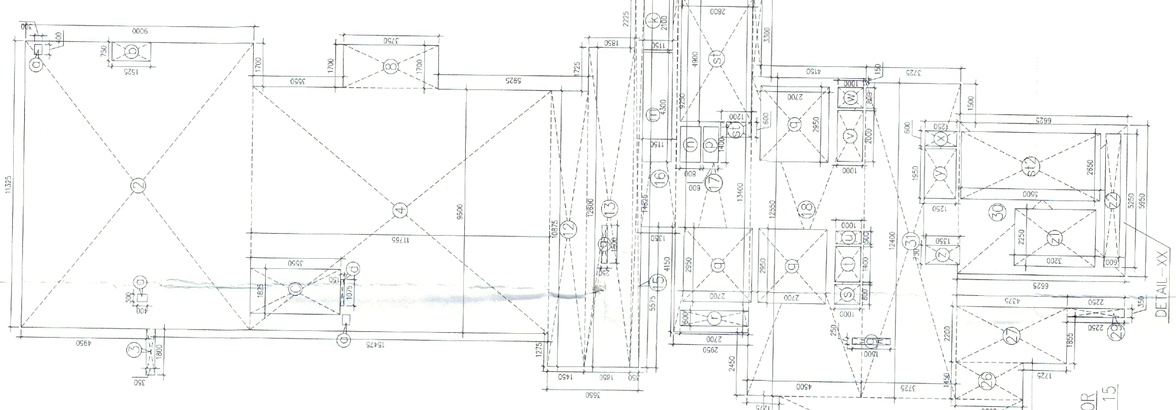
JUNE - 2024 | Scale:- 1:100 | Dtd: 23/07/24

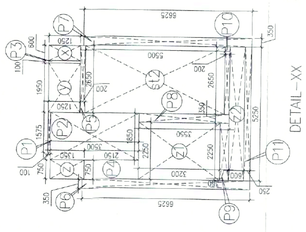
Drawing Title:-

Drawing No.-

TOWER-15
FIRST FLOOR PLAN & FAR AREA
CALCULATION - DIAGRAM

A-02a





FIRST FLOOR AREA CALCULATION

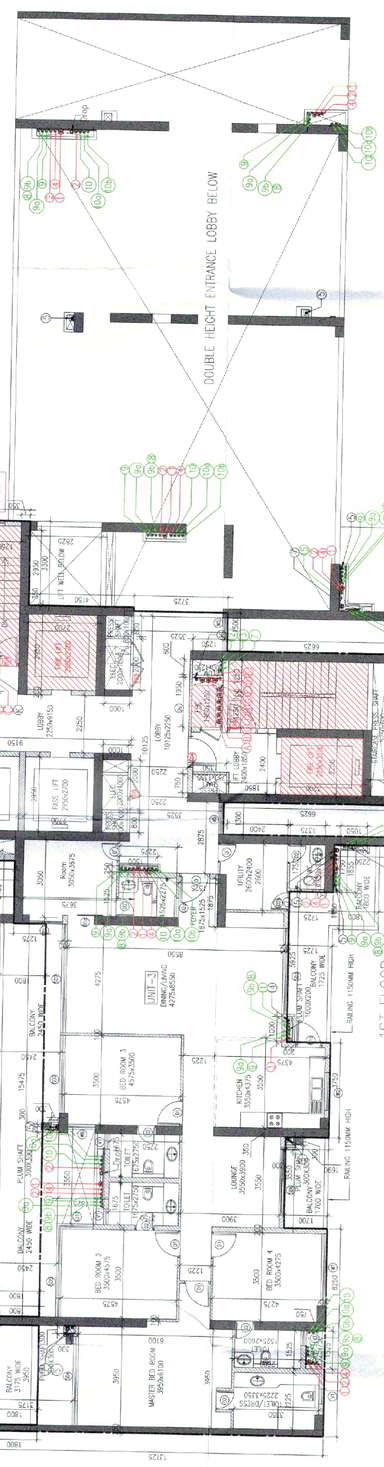
GROSS - A									
1	=	2	X	0.250	X	1.800	=	0.900	SQM
2	=	1	X	11.325	X	9.000	=	101.925	SQM
3	=	2	X	1.600	X	1.950	=	1.280	SQM
4	=	1	X	9.600	X	11.765	=	112.944	SQM
8	=	1	X	1.700	X	3.750	=	6.375	SQM
12	=	1	X	10.875	X	1.450	=	15.769	SQM
13	=	1	X	12.600	X	1.850	=	23.310	SQM
15	=	1	X	14.825	X	0.350	=	5.189	SQM
16	=	1	X	9.250	X	1.350	=	12.488	SQM
17	=	1	X	13.400	X	2.950	=	39.530	SQM
18	=	1	X	12.550	X	4.500	=	56.475	SQM
20	=	1	X	8.250	X	1.700	=	14.025	SQM
21	=	1	X	15.550	X	9.625	=	149.669	SQM
22	=	1	X	3.750	X	1.800	=	6.338	SQM
25	=	1	X	4.475	X	9.600	=	42.960	SQM
26	=	1	X	1.450	X	2.650	=	3.857	SQM
27	=	1	X	2.200	X	4.375	=	9.625	SQM
29	=	1	X	0.350	X	2.250	=	0.788	SQM
30	=	1	X	5.950	X	6.625	=	39.419	SQM
31	=	1	X	12.400	X	3.725	=	46.190	SQM
32	=	1	X	3.300	X	0.350	=	1.155	SQM
						TOTAL	=	690.189	SQM
GROSS - B									
a	=	5	X	0.300	X	0.400	=	0.600	SQM
b	=	2	X	0.750	X	1.525	=	2.288	SQM
c	=	2	X	3.550	X	1.825	=	12.958	SQM
g	=	2	X	1.075	X	0.150	=	0.323	SQM
k	=	1	X	1.950	X	0.250	=	0.750	SQM
m	=	1	X	4.300	X	2.100	=	2.415	SQM
n	=	1	X	1.400	X	1.150	=	4.945	SQM
p	=	1	X	1.400	X	0.800	=	0.840	SQM
q	=	3	X	2.950	X	0.600	=	5.310	SQM
r	=	1	X	0.600	X	2.700	=	1.620	SQM
s	=	1	X	0.800	X	1.000	=	0.800	SQM
t	=	1	X	1.400	X	1.000	=	1.400	SQM
u	=	1	X	0.500	X	1.000	=	0.500	SQM
v	=	1	X	2.000	X	1.000	=	2.000	SQM
w	=	1	X	0.800	X	1.000	=	0.800	SQM
x	=	1	X	0.600	X	1.250	=	0.750	SQM
y	=	1	X	1.950	X	1.250	=	2.438	SQM
z	=	1	X	0.750	X	1.350	=	1.013	SQM
z1	=	1	X	2.250	X	3.200	=	7.200	SQM
z2	=	1	X	5.250	X	0.600	=	3.150	SQM
						TOTAL	=	71.203	SQM
GROSS - C									
s1	=	1	X	4.900	X	2.800	=	13.720	SQM
s11	=	1	X	0.600	X	1.200	=	0.720	SQM
s12	=	1	X	2.650	X	5.500	=	14.575	SQM
						TOTAL	=	29.015	SQM

FAR AREA OF FIRST FLOOR			
GROSS-A	=	690.189	-
TOTAL	=	690.189	-
BUILT-UP AREA OF FIRST FLOOR	=	589.971	SQM
GROSS-D	+	589.971	+
TOTAL	=	618.986	SQM

GROSS-B	-	71.203	-
GROSS-C	-	29.015	

GROSS - XX									
P1	=	1	X	1.575	X	0.100	=	0.158	SQM
P2	=	1	X	1.850	X	3.500	=	6.475	SQM
P3	=	1	X	0.100	X	1.250	=	0.125	SQM
P4	=	1	X	0.750	X	2.150	=	1.613	SQM
P5	=	1	X	2.650	X	0.200	=	0.530	SQM
P6	=	1	X	0.350	X	6.625	=	2.319	SQM
P7	=	1	X	0.350	X	6.625	=	2.319	SQM
P8	=	1	X	0.350	X	3.550	=	1.243	SQM
P9	=	1	X	2.250	X	0.350	=	0.788	SQM
P10	=	1	X	2.650	X	0.200	=	0.530	SQM
P11	=	1	X	5.250	X	0.250	=	1.313	SQM
							TOTAL	=	17.410	SQM

GROSS-D	-	GROSS-XX			
589.971	-	17.410			
572.561	SQM	GROSS-E			
GROSS-E	+	GROSS-C	+	GROSS-XX	
572.561	+	29.015	+	17.410	
618.986	SQM				



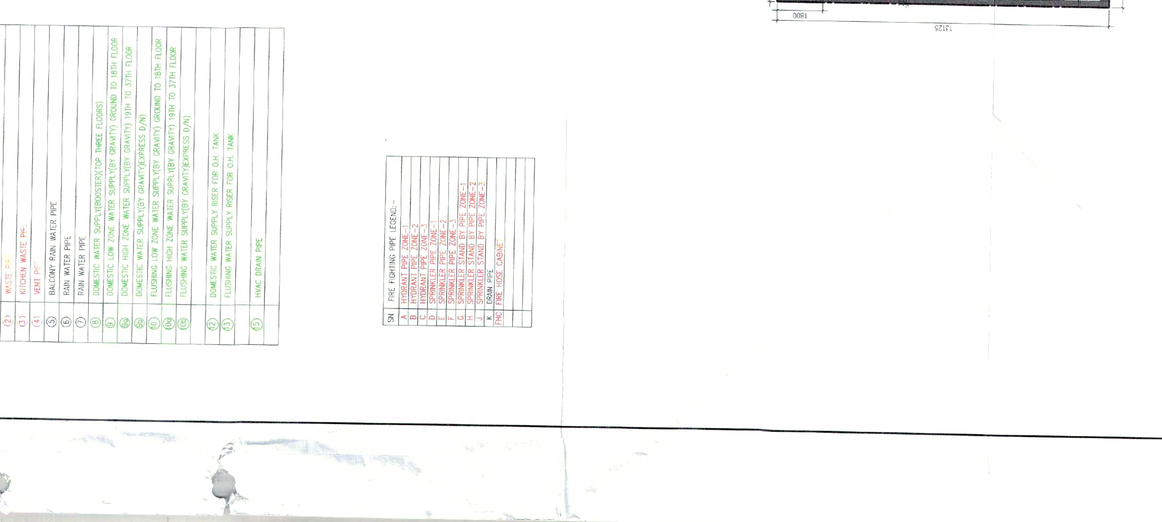
S.No.	PLUMBING LEGEND:-
(1)	SOIL PIPE
(2)	WASTE PIPE
(3)	KITCHEN WASTE PIPE
(4)	VENT PIPE
(5)	BALCONY RAIN WATER PIPE
(6)	RAIN WATER PIPE
(7)	RAIN WATER PIPE
(8)	DOMESTIC WATER SUPPLY(BOOSTER)(TOP THREE FLOORS)
(9)	DOMESTIC LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(9a)	DOMESTIC HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(9b)	DOMESTIC WATER SUPPLY(BY GRAVITY)(EXPRESS D/N)
(10)	FLUSHING LOW ZONE WATER SUPPLY(BY GRAVITY) GROUND TO 18TH FLOOR
(10a)	FLUSHING HIGH ZONE WATER SUPPLY(BY GRAVITY) 19TH TO 37TH FLOOR
(10b)	FLUSHING WATER SUPPLY(BY GRAVITY)(EXPRESS D/N)
(12)	DOMESTIC WATER SUPPLY RISER FOR OH TANK
(13)	FLUSHING WATER SUPPLY RISER FOR OH TANK
(15)	HVAC DRAIN PIPE

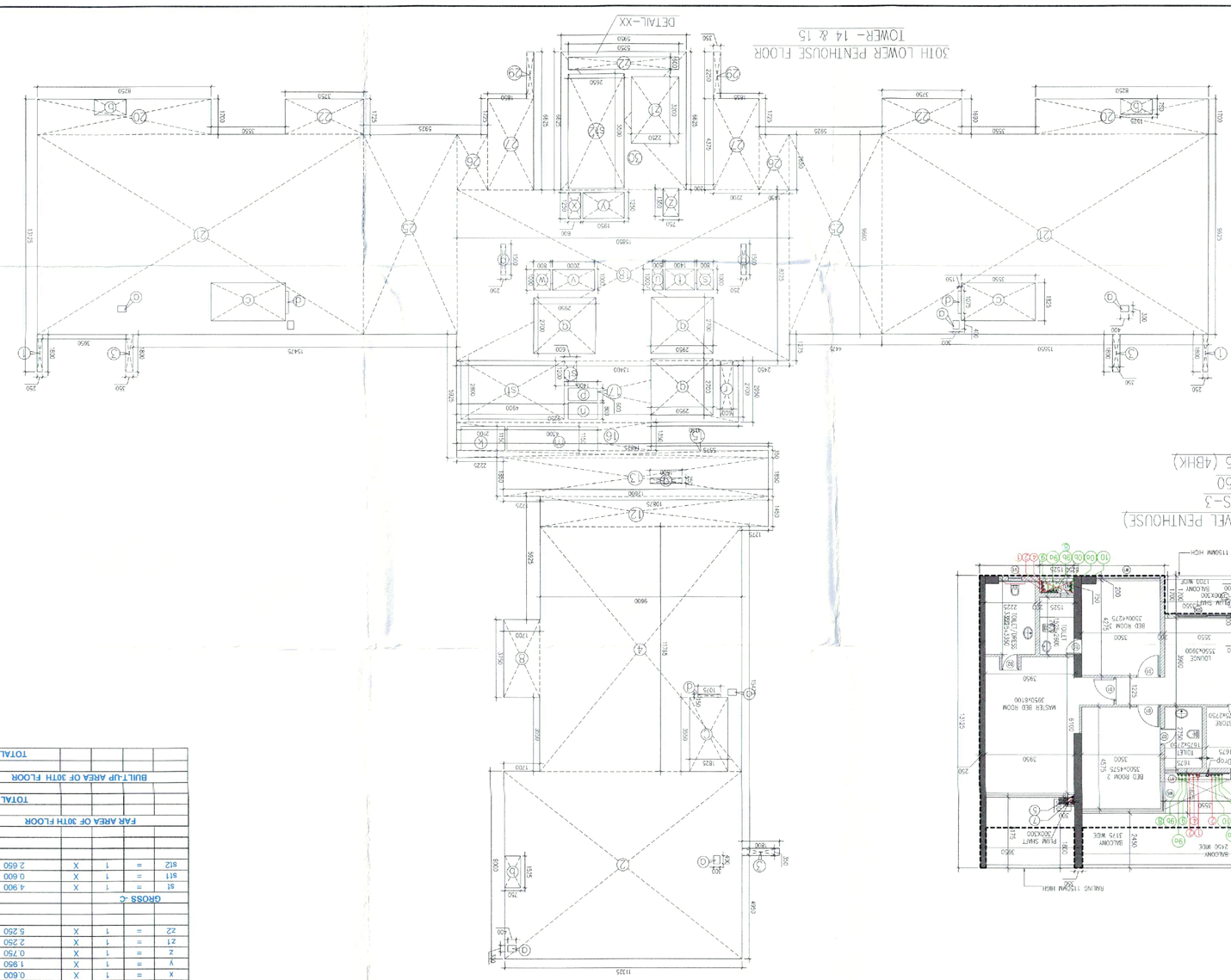
SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
K	FOAM PIPE
FHC	FIRE HOSE CABINE

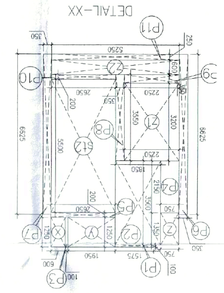
SCHEDULE OF DOORS & WINDOWS

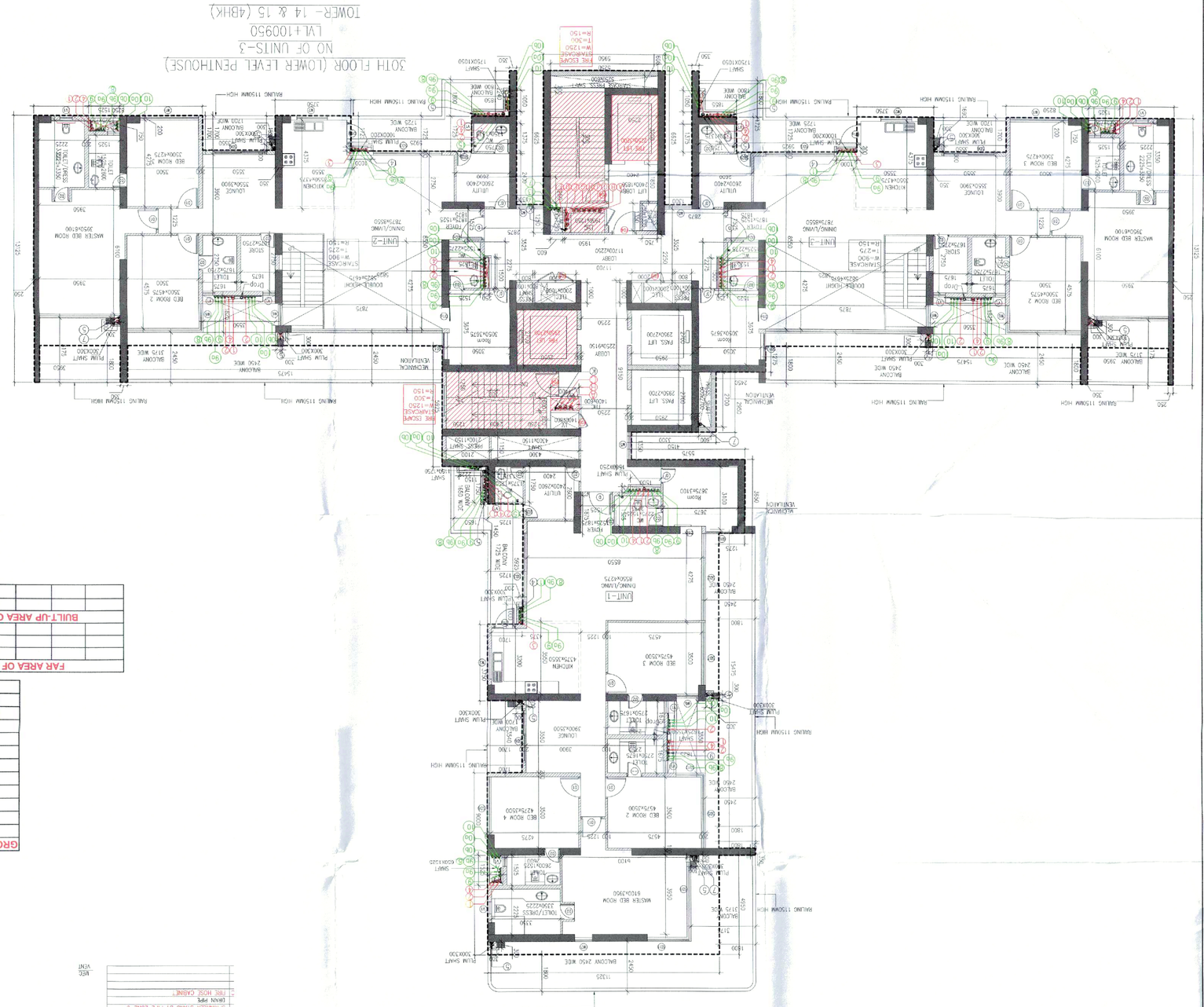
SCHEDULE OF OPENINGS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL FROM FFL	LINTEL FROM FFL
D	1000x2400	TOILETS	AL. CLADED DOOR	---	+2400
D	1100x2400	ENT. LOBBY	FIRE RESIST DOOR	---	+2400
D'	900x2400	MULTI PURPOSE ROOM	FIRE RESIST DOOR	---	+2400
D1	900x2400	BED ROOM	MOULDED DOOR	---	+2400
D1a	900x2400	KITCHEN	AL. CLADED DOOR	---	+2400
D2	900x2000	TOILET	MESH DOOR	+100	+2400
D2	750x2400	TOILET	LOUVERED DOOR (SLIDING DOOR)	---	+2400
D2a	750x2100	STORAGE ROOM	AL. CLADED DOOR	---	+2400
FD1	1800x2400	DG ENCLOSURE/ELECTRIC ROOM/ PHE	SC-HR2/ACOUSTICS DOOR	---	+2400
FD2	1200x2000	ELECTRICAL SHAFT	FIRE RESIST DOOR	+100	+2400
FD3	1100x2400	SERVICE AREA	FIRE DOOR	---	+2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR	---	+2400
FD5	750x2100	ELECTRICAL/HUB SHAFT	FIRE DOOR	+100	+2400
FD6	900x2100	DWR	FIRE DOOR	+100	+2400
SD1	1200x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD2	4275x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD3	4275x2400	LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD4	3750x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD5	2700x2400	BED ROOM/LIVING/DINING	AL. SLIDING DOOR	---	+2400
SD7	1725x2400	LIVING/DINING/LOBBY	AL. SLIDING DOOR	---	+2400
SD8	2025x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD9	2925x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD10	2700x2400	BED ROOM	AL. CLADED DOOR	---	+2400
SD11	2100x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD12	1500x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD13	1425x2400	BED ROOM	AL. SLIDING DOOR	---	+2400
SD14	1200x2400	MULTI ROOM	AL. SLIDING DOOR	---	+2400
SW	750x2400	DOOR WINDOW	DOOR CUM WINDOW	+1200	+2400
	600x1200	KITCHEN			
W1	2840x1500	BED ROOM	AL. CLADED WINDOW	+900	+2400
W2	1500x1200	KITCHEN	AL. CLADED WINDOW	+1200	+2400
W3	1500x1500	LIFT	AL. CLADED WINDOW	+900	+2400
W4	1500x1500	STAIRCASE	AL. CLADED WINDOW	+900	+2400
W5	1500x1500	LOBBY	LOUVER / WINDOW	+1000	+2400
W6	1675x2100	BED ROOM	AL. CLADED WINDOW	+300	+2400
W7	900x1500	BED ROOM	AL. CLADED WINDOW	+900	+2400
V1	900x1200	TOILET	VENTILATOR	+1200	+2400









				TOTAL	=	864.395	SQM		
				BUILT-UP AREA OF 30TH FLOOR	=	GROSS-E	+	GROSS-C	GROSS-XX
					=	817.970	+	29.015	17.410
				TOTAL	=	817.970	SQM	GROSS-E	
				FAR AREA OF 30TH FLOOR	=	GROSS-D	-	GROSS-XX	
					=	835.380	-	17.410	

P11	=	1	X	5.250	X	0.250	= 1.313 SQM
P10	=	1	X	2.650	X	0.200	= 0.530 SQM
P9	=	1	X	2.250	X	0.350	= 0.788 SQM
P8	=	1	X	0.350	X	5.550	= 1.243 SQM
P7	=	1	X	0.350	X	6.625	= 2.319 SQM
P6	=	1	X	0.350	X	6.625	= 2.319 SQM
P5	=	1	X	2.650	X	0.200	= 0.530 SQM
P4	=	1	X	0.750	X	2.150	= 1.613 SQM
P3	=	1	X	0.100	X	1.250	= 0.125 SQM
P2	=	1	X	1.650	X	3.500	= 6.475 SQM
P1	=	1	X	1.575	X	0.100	= 0.158 SQM
GROSS - XX						TOTAL	= 17.410 SQM

					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
GROSS-C						TOTAL	=	60.201 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
P	=	1	X	1.400	X	0.600	=	0.840 SQM
O	=	1	X	1.400	X	0.800	=	1.120 SQM
N	=	1	X	4.300	X	1.150	=	4.945 SQM
M	=	1	X	2.100	X	1.150	=	2.415 SQM
L	=	3	X	1.500	X	0.250	=	1.125 SQM
K	=	3	X	1.075	X	0.130	=	0.466 SQM
J	=	3	X	1.550	X	1.825	=	13.436 SQM
I	=	3	X	0.750	X	1.524	=	3.431 SQM
H	=	1	X	0.300	X	0.403	=	0.640 SQM
GROSS-B						TOTAL	=	844.597 SQM
G	=	1	X	5.950	X	6.625	=	39.419 SQM
F	=	2	X	0.350	X	2.250	=	1.575 SQM
E	=	2	X	2.200	X	4.375	=	19.250 SQM
D	=	2	X	1.450	X	2.650	=	7.685 SQM
C	=	2	X	4.475	X	9.600	=	85.920 SQM
B	=	2	X	2.750	X	1.650	=	12.675 SQM
A	=	2	X	15.550	X	9.625	=	299.338 SQM
GROSS-A						TOTAL	=	844.397 SQM
A	=	2	X	11.325	X	9.000	=	101.925 SQM
B	=	1	X	9.600	X	11.765	=	112.944 SQM
C	=	1	X	1.800	X	0.250	=	1.800 SQM
D	=	1	X	0.600	X	2.700	=	1.620 SQM
E	=	1	X	4.300	X	1.150	=	4.945 SQM
F	=	1	X	2.100	X	1.150	=	2.415 SQM
G	=	1	X	1.500	X	0.250	=	1.125 SQM
H	=	1	X	1.400	X	0.950	=	1.120 SQM
I	=	1	X	0.600	X	2.700	=	1.620 SQM
J	=	3	X	2.950	X	2.700	=	23.885 SQM
K	=	3	X	0.750	X	1.350	=	3.038 SQM
L	=	1	X	1.400	X	0.800	=	1.120 SQM
M	=	1	X	4.300	X	1.150	=	4.945 SQM
N	=	1	X	2.100	X	1.150	=	2.415 SQM
O	=	1	X	1.500	X	0.250	=	1.125 SQM
P	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
GROSS-C						TOTAL	=	60.201 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
					TOTAL	=	29.015	SQM

TYPICAL 30TH FLOOR AREA CALCULATION

					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
GROSS-C						TOTAL	=	60.201 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
P	=	1	X	1.400	X	0.600	=	0.840 SQM
O	=	1	X	1.400	X	0.800	=	1.120 SQM
N	=	1	X	4.300	X	1.150	=	4.945 SQM
M	=	1	X	2.100	X	1.150	=	2.415 SQM
L	=	3	X	1.500	X	0.250	=	1.125 SQM
K	=	3	X	1.075	X	0.130	=	0.466 SQM
J	=	3	X	1.550	X	1.825	=	13.436 SQM
I	=	3	X	0.750	X	1.524	=	3.431 SQM
H	=	1	X	0.300	X	0.403	=	0.640 SQM
GROSS-B						TOTAL	=	844.597 SQM
G	=	1	X	5.950	X	6.625	=	39.419 SQM
F	=	2	X	0.350	X	2.250	=	1.575 SQM
E	=	2	X	2.200	X	4.375	=	19.250 SQM
D	=	2	X	1.450	X	2.650	=	7.685 SQM
C	=	2	X	4.475	X	9.600	=	85.920 SQM
B	=	2	X	2.750	X	1.650	=	12.675 SQM
A	=	2	X	15.550	X	9.625	=	299.338 SQM
GROSS-A						TOTAL	=	844.397 SQM
A	=	2	X	11.325	X	9.000	=	101.925 SQM
B	=	1	X	9.600	X	11.765	=	112.944 SQM
C	=	1	X	1.800	X	0.250	=	1.800 SQM
D	=	1	X	0.600	X	2.700	=	1.620 SQM
E	=	1	X	4.300	X	1.150	=	4.945 SQM
F	=	1	X	2.100	X	1.150	=	2.415 SQM
G	=	1	X	1.500	X	0.250	=	1.125 SQM
H	=	1	X	1.400	X	0.950	=	1.120 SQM
I	=	1	X	0.600	X	2.700	=	1.620 SQM
J	=	3	X	2.950	X	2.700	=	23.885 SQM
K	=	3	X	0.750	X	1.350	=	3.038 SQM
L	=	1	X	1.400	X	0.800	=	1.120 SQM
M	=	1	X	4.300	X	1.150	=	4.945 SQM
N	=	1	X	2.100	X	1.150	=	2.415 SQM
O	=	1	X	1.500	X	0.250	=	1.125 SQM
P	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
GROSS-C						TOTAL	=	60.201 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
					TOTAL	=	29.015	SQM

					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
GROSS-C						TOTAL	=	60.201 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
P	=	1	X	1.400	X	0.600	=	0.840 SQM
O	=	1	X	1.400	X	0.800	=	1.120 SQM
N	=	1	X	4.300	X	1.150	=	4.945 SQM
M	=	1	X	2.100	X	1.150	=	2.415 SQM
L	=	3	X	1.500	X	0.250	=	1.125 SQM
K	=	3	X	1.075	X	0.130	=	0.466 SQM
J	=	3	X	1.550	X	1.825	=	13.436 SQM
I	=	3	X	0.750	X	1.524	=	3.431 SQM
H	=	1	X	0.300	X	0.403	=	0.640 SQM
GROSS-B						TOTAL	=	844.597 SQM
G	=	1	X	5.950	X	6.625	=	39.419 SQM
F	=	2	X	0.350	X	2.250	=	1.575 SQM
E	=	2	X	2.200	X	4.375	=	19.250 SQM
D	=	2	X	1.450	X	2.650	=	7.685 SQM
C	=	2	X	4.475	X	9.600	=	85.920 SQM
B	=	2	X	2.750	X	1.650	=	12.675 SQM
A	=	2	X	15.550	X	9.625	=	299.338 SQM
GROSS-A						TOTAL	=	844.397 SQM
A	=	2	X	11.325	X	9.000	=	101.925 SQM
B	=	1	X	9.600	X	11.765	=	112.944 SQM
C	=	1	X	1.800	X	0.250	=	1.800 SQM
D	=	1	X	0.600	X	2.700	=	1.620 SQM
E	=	1	X	4.300	X	1.150	=	4.945 SQM
F	=	1	X	2.100	X	1.150	=	2.415 SQM
G	=	1	X	1.500	X	0.250	=	1.125 SQM
H	=	1	X	1.400	X	0.950	=	1.120 SQM
I	=	1	X	0.600	X	2.700	=	1.620 SQM
J	=	3	X	2.950	X	2.700	=	23.885 SQM
K	=	3	X	0.750	X	1.350	=	3.038 SQM
L	=	1	X	1.400	X	0.800	=	1.120 SQM
M	=	1	X	4.300	X	1.150	=	4.945 SQM
N	=	1	X	2.100	X	1.150	=	2.415 SQM
O	=	1	X	1.500	X	0.250	=	1.125 SQM
P	=	1	X	0.600	X	2.700	=	1.620 SQM
Q	=	3	X	2.950	X	2.700	=	23.885 SQM
R	=	1	X	0.600	X	2.700	=	1.620 SQM
S	=	1	X	0.800	X	1.000	=	0.800 SQM
T	=	1	X	1.400	X	1.000	=	1.400 SQM
U	=	1	X	0.500	X	1.000	=	0.500 SQM
V	=	1	X	2.000	X	1.000	=	2.000 SQM
W	=	1	X	0.600	X	1.000	=	0.600 SQM
X	=	1	X	0.600	X	1.250	=	0.750 SQM
Y	=	1	X	1.900	X	1.250	=	2.438 SQM
Z	=	1	X	0.750	X	1.350	=	1.013 SQM
Z1	=	1	X	2.250	X	3.200	=	7.200 SQM
Z2	=	1	X	5.250	X	0.600	=	3.150 SQM
GROSS-C						TOTAL	=	60.201 SQM
B1	=	1	X	4.900	X	2.800	=	13.720 SQM
B11	=	1	X	0.600	X	1.200	=	0.720 SQM
B12	=	1	X	2.650	X	5.500	=	14.575 SQM
					TOTAL	=	29.015	SQM

					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM	
B12	=	1	X	2.650	X	5.500	=	14.575	SQM
B11	=	1	X	0.600	X	1.200	=	0.720	SQM
B1	=	1	X	4.900	X	2.800	=	13.720	SQM
GROSS-C						TOTAL	=	60.201	SQM
Z2	=	1	X	5.250	X	0.600	=	3.150	SQM
Z1	=	1	X	2.250	X	3.200	=	7.200	SQM
Z	=	1	X	0.750	X	1.350	=	1.013	SQM
Y	=	1	X	1.900	X	1.250	=	2.438	SQM
X	=	1	X	0.600	X	1.250	=	0.750	SQM
W	=	1	X	0.600	X	1.000	=	0.600	SQM
V	=	1	X	2.000	X	1.000	=	2.000	SQM
U	=	1	X	0.500	X	1.000	=	0.500	SQM
T	=	1	X	1.400	X	1.000	=	1.400	SQM
S	=	1	X	0.800	X	1.000	=	0.800	SQM
R	=	1	X	0.600	X	2.700	=	1.620	SQM
Q	=	3	X	2.950	X	2.700	=	23.885	SQM
P	=	1	X	1.400	X	0.600	=	0.840	SQM
O	=	1	X	1.400	X	0.800	=	1.120	SQM
N	=	1	X	4.300	X	1.150	=	4.945	SQM
M	=	1	X	2.100	X	1.150	=	2.415	SQM
L	=	3	X	1.500	X	0.250	=	1.125	SQM
K	=	3	X	1.075	X	0.130	=	0.466	SQM
J	=	3	X	1.550	X	1.825	=	13.436	SQM
I	=	3	X	0.750	X	1.524	=	3.431	SQM
H	=	1	X	0.300	X	0.403	=	0.640	SQM
GROSS-B						TOTAL	=	844.597	SQM
G	=	1	X	5.950	X	6.625	=	39.419	SQM
F	=	2	X	0.350	X	2.250	=	1.575	SQM
E	=	2	X	2.200	X	4.375	=	19.250	SQM
D	=	2	X	1.450	X	2.650	=	7.685	SQM
C	=	2	X	4.475	X	9.600	=	85.920	SQM
B	=	2	X	2.750	X	1.650	=	12.675	SQM
A	=	2	X	15.550	X	9.625	=	299.338	SQM
GROSS-A						TOTAL	=	844.397	SQM
A	=	2	X	11.325	X	9.000	=	101.925	SQM
B	=	1	X	9.600	X	11.765	=	112.944	SQM
C	=	1	X	1.800	X	0.250	=	1.800	SQM
D	=	1	X	0.600	X	2.700	=	1.620	SQM
E	=	1	X	4.300	X	1.150	=	4.945	SQM
F	=	1	X	2.100	X	1.150	=	2.415	SQM
G	=	1	X	1.500	X	0.250	=	1.125	SQM
H	=	1	X	1.400	X	0.950	=	1.120	SQM
I	=	1	X	0.600	X	2.700	=	1.620	SQM
J	=	3	X	2.950	X	2.700	=	23.885	SQM
K	=	3	X	0.750	X	1.350	=	3.038	SQM
L	=	1	X	1.400	X	0.800	=	1.120	SQM
M	=	1	X	4.300	X	1.150	=	4.945	SQM
N	=	1	X	2.100	X	1.150	=	2.415	SQM
O	=	1	X	1.500	X	0.250	=	1.125	SQM
P	=	1	X	0.600	X	2.700	=	1.620	SQM
Q	=	3	X	2.950	X	2.700	=	23.885	SQM
R	=	1	X	0.600	X	2.700	=	1.620	SQM
S	=	1	X	0.800	X	1.000	=	0.800	SQM
T	=	1	X	1.400	X	1.000	=	1.400	SQM
U	=	1	X	0.500	X	1.000	=	0.500	SQM
V	=	1	X	2.000	X	1.000	=	2.000	SQM
W	=	1	X	0.600	X	1.000	=	0.600	SQM
X	=	1	X	0.600	X	1.250	=	0.750	SQM
Y	=	1	X	1.900	X	1.250	=	2.438	SQM
Z	=	1	X	0.750	X	1.350	=	1.013	SQM
Z1	=	1	X	2.250	X	3.200	=	7.200	SQM
Z2	=	1	X	5.250	X	0.600	=	3.150	SQM
GROSS-C						TOTAL	=	60.201	SQM
B1	=	1	X	4.900	X	2.800	=	13.720	SQM
B11	=	1	X	0.600	X	1.200	=	0.720	SQM
B12	=	1	X	2.650	X	5.500	=	14.575	SQM
					TOTAL	=	29.015		SQM

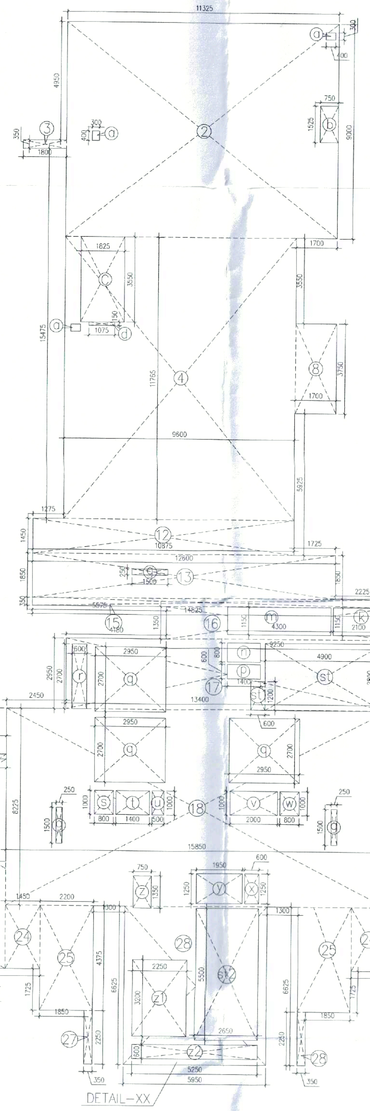
					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM	
B12	=	1	X	2.650	X	5.500	=	14.575	SQM
B11	=	1	X	0.600	X	1.200	=	0.720	SQM
B1	=	1	X	4.900	X	2.800	=	13.720	SQM
GROSS-C						TOTAL	=	60.201	SQM
Z2	=	1	X	5.250	X	0.600	=	3.150	SQM
Z1	=	1	X	2.250	X	3.200	=	7.200	SQM
Z	=	1	X	0.750	X	1.350	=	1.013	SQM
Y	=	1	X	1.900	X	1.250	=	2.438	SQM
X	=	1	X	0.600	X	1.250	=	0.750	SQM
W	=	1	X	0.600	X	1.000	=	0.600	SQM
V	=	1	X	2.000	X	1.000	=	2.000	SQM
U	=	1	X	0.500	X	1.000	=	0.500	SQM
T	=	1	X	1.400	X	1.000	=	1.400	SQM
S	=	1	X	0.800	X	1.000	=	0.800	SQM
R	=	1	X	0.600	X	2.700	=	1.620	SQM
Q	=	3	X	2.950	X	2.700	=	23.885	SQM
P	=	1	X	1.400	X	0.600	=	0.840	SQM
O	=	1	X	1.400	X	0.800	=	1.120	SQM
N	=	1	X	4.300	X	1.150	=	4.945	SQM
M	=	1	X	2.100	X	1.150	=	2.415	SQM
L	=	3	X	1.500	X	0.250	=	1.125	SQM
K	=	3	X	1.075	X	0.130	=	0.466	SQM
J	=	3	X	1.550	X	1.825	=	13.436	SQM
I	=	3	X	0.750	X	1.524	=	3.431	SQM
H	=	1	X	0.300	X	0.403	=	0.640	SQM
GROSS-B						TOTAL	=	844.597	SQM
G	=	1	X	5.950	X	6.625	=	39.419	SQM
F	=	2	X	0.350	X	2.250	=	1.575	SQM
E	=	2	X	2.200	X	4.375	=	19.250	SQM
D	=	2	X	1.450	X	2.650	=	7.685	SQM
C	=	2	X	4.475	X	9.600	=	85.920	SQM
B	=	2	X	2.750	X	1.650	=	12.675	SQM
A	=	2	X	15.550	X	9.625	=	299.338	SQM
GROSS-A						TOTAL	=	844.397	SQM
A	=	2	X	11.325	X	9.000	=	101.925	SQM
B	=	1	X	9.600	X	11.765	=	112.944	SQM
C	=	1	X	1.800	X	0.250	=	1.800	SQM
D	=	1	X	0.600	X	2.700	=	1.620	SQM
E	=	1	X	4.300	X	1.150	=	4.945	SQM
F	=	1	X	2.100	X	1.150	=	2.415	SQM
G	=	1	X	1.500	X	0.250	=	1.125	SQM
H	=	1	X	1.400	X	0.950	=	1.120	SQM
I	=	1	X	0.600	X	2.700	=	1.620	SQM
J	=	3	X	2.950	X	2.700	=	23.885	SQM
K	=	3	X	0.750	X	1.350	=	3.038	SQM
L	=	1	X	1.400	X	0.800	=	1.120	SQM
M	=	1	X	4.300	X	1.150	=	4.945	SQM
N	=	1	X	2.100	X	1.150	=	2.415	SQM
O	=	1	X	1.500	X	0.250	=	1.125	SQM
P	=	1	X	0.600	X	2.700	=	1.620	SQM
Q	=	3	X	2.950	X	2.700	=	23.885	SQM
R	=	1	X	0.600	X	2.700	=	1.620	SQM
S	=	1	X	0.800	X	1.000	=	0.800	SQM
T	=	1	X	1.400	X	1.000	=	1.400	SQM
U	=	1	X	0.500	X	1.000	=	0.500	SQM
V	=	1	X	2.000	X	1.000	=	2.000	SQM
W	=	1	X	0.600	X	1.000	=	0.600	SQM
X	=	1	X	0.600	X	1.250	=	0.750	SQM
Y	=	1	X	1.900	X	1.250	=	2.438	SQM
Z	=	1	X	0.750	X	1.350	=	1.013	SQM
Z1	=	1	X	2.250	X	3.200	=	7.200	SQM
Z2	=	1	X	5.250	X	0.600	=	3.150	SQM
GROSS-C						TOTAL	=	60.201	SQM
B1	=	1	X	4.900	X	2.800	=	13.720	SQM
B11	=	1	X	0.600	X	1.200	=	0.720	SQM
B12	=	1	X	2.650	X	5.500	=	14.575	SQM
					TOTAL	=	29.015		SQM

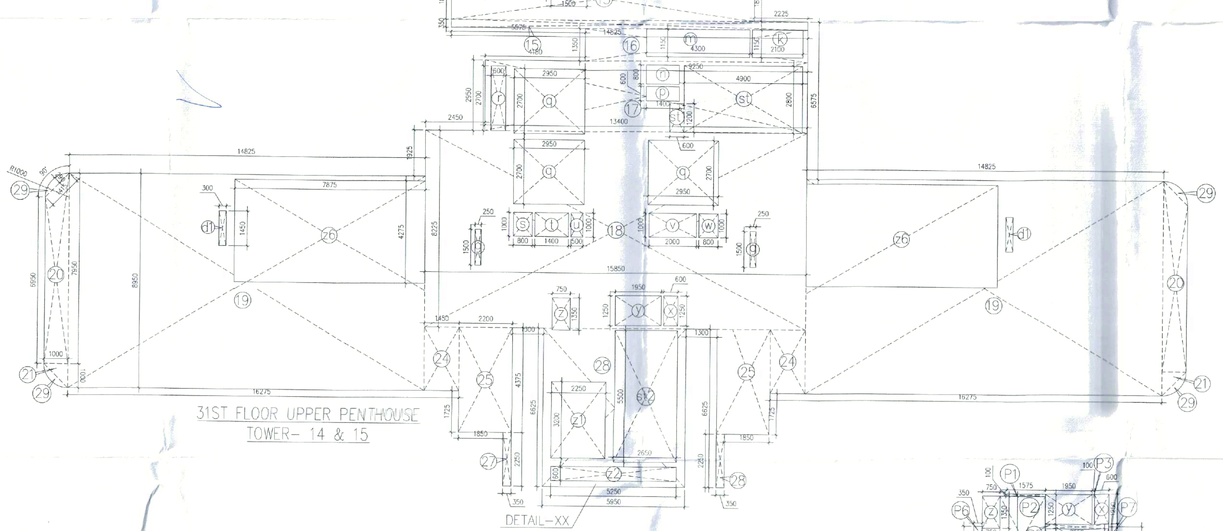
					TOTAL	=	864.396	SQM	
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	
					FAR AREA OF 30TH FLOOR	=	GROSS-A	-	GROSS-B
						=	844.397	-	60.201
					TOTAL	=	836.380	SQM	GROSS-D
					BUILT-UP AREA OF 30TH FLOOR	=	GROSS-D	+	GROSS-C
						=	835.380	+	29.015
					TOTAL	=	864.396	SQM	

					TOTAL	=	29.015	SQM

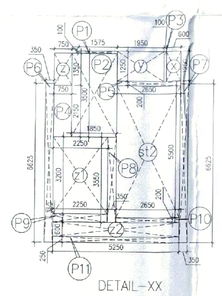
31ST FLOOR(UPPER LEVEL PENTHOUSE)
NO OF UNITS-1
LVL+104250
TOWER- 14 & 15 (4BHK)



DETAIL-XX



31ST FLOOR UPPER PENTHOUSE
TOWER- 14 & 15



DETAIL-XX

31ST FLOOR UPPER PENTHOUSE AREA CALCULATION

GROSS - A											
2	=	1	X	11.325	X	9.000		=	101.925	SQM	
3	=	1	X	1.800	X	0.350		=	0.630	SQM	
4	=	1	X	9.600	X	11.765		=	112.944	SQM	
5	=	1	X	1.700	X	3.750		=	6.375	SQM	
12	=	1	X	10.875	X	1.450		=	15.769	SQM	
13	=	1	X	12.600	X	1.850		=	23.310	SQM	
15	=	1	X	14.825	X	0.350		=	5.189	SQM	
16	=	1	X	9.250	X	1.350		=	12.488	SQM	
17	=	1	X	13.400	X	2.950		=	39.530	SQM	
18	=	1	X	15.850	X	8.225		=	130.366	SQM	
19	=	2	X	14.825	X	8.950		=	265.368	SQM	
20	=	2	X	(7.950+6.950)	X	1.000	X	0.5 =	14.900	SQM	
21	=	2	X	1.000	X	1.000	X	0.5 =	1.000	SQM	
24	=	2	X	1.450	X	2.650		=	7.685	SQM	
25	=	2	X	2.200	X	4.375		=	19.250	SQM	
27	=	2	X	0.350	X	2.250		=	1.575	SQM	
28	=	1	X	5.950	X	6.625		=	39.419	SQM	
						TOTAL		=	797.722	SQM	
GROSS -C											
a	=	3	X	0.300	X	0.400		=	0.360	SQM	
b	=	1	X	0.750	X	1.525		=	1.144	SQM	
c	=	1	X	1.825	X	3.550		=	6.479	SQM	
d	=	3	X	1.075	X	0.150		=	0.484	SQM	
d1	=	2	X	0.300	X	1.450		=	0.870	SQM	
g	=	3	X	0.250	X	1.500		=	1.125	SQM	
k	=	1	X	2.100	X	1.150		=	2.415	SQM	
m	=	1	X	4.300	X	0.650		=	2.795	SQM	
n	=	1	X	1.400	X	0.800		=	1.120	SQM	
p	=	1	X	1.400	X	0.600		=	0.840	SQM	
q	=	3	X	2.950	X	2.700		=	23.895	SQM	
r	=	1	X	0.600	X	2.700		=	1.620	SQM	
s	=	1	X	0.800	X	1.000		=	0.800	SQM	
t	=	1	X	1.400	X	1.000		=	1.400	SQM	
u	=	1	X	0.500	X	1.000		=	0.500	SQM	
v	=	1	X	2.000	X	1.000		=	2.000	SQM	
w	=	1	X	0.800	X	1.000		=	0.800	SQM	
x	=	1	X	0.600	X	1.250		=	0.750	SQM	
y	=	1	X	1.950	X	1.250		=	2.438	SQM	
z	=	1	X	0.750	X	1.350		=	1.013	SQM	
z1	=	1	X	2.250	X	3.200		=	7.200	SQM	
z2	=	1	X	5.250	X	0.600		=	3.150	SQM	
z6	=	2	X	7.875	X	4.275		=	67.331	SQM	
						TOTAL		=	130.528	SQM	
GROSS -D											
st	=	1	X	4.900	X	2.800		=	13.720	SQM	
st1	=	1	X	0.600	X	1.200		=	0.720	SQM	
st2	=	1	X	2.650	X	5.500		=	14.575	SQM	
						TOTAL		=	29.015	SQM	

FAR AREA OF 31ST FLOOR UPPER PENTHOUSE	=	GROSS-A	+	GROSS-B	-	GROSS-C	- GROSS-D
	=	797.722	+	1.131	-	130.528	- 29.015
TOTAL	=	639.310	SQM	GROSS-E			
BUILT-UP AREA OF 31ST FLOOR UPPER PENTHOUSE	=	GROSS-E	+	GROSS-C			
	=	639.310	+	29.015			
TOTAL	=	668.325	SQM				

GROSS - XX										
P1	=	1	X	1.575	X	0.100	=	0.158	SQM	
P2	=	1	X	1.850	X	3.500	=	6.475	SQM	
P3	=	1	X	0.100	X	1.250	=	0.125	SQM	
P4	=	1	X	0.750	X	2.150	=	1.613	SQM	
P5	=	1	X	2.650	X	0.200	=	0.530	SQM	
P6	=	1	X	0.350	X	6.625	=	2.319	SQM	
P7	=	1	X	0.350	X	6.625	=	2.319	SQM	
P8	=	1	X	0.350	X	3.550	=	1.243	SQM	
P9	=	1	X	2.250	X	0.350	=	0.788	SQM	
P10	=	1	X	2.650	X	0.200	=	0.530	SQM	
P11	=	1	X	5.250	X	0.250	=	1.313	SQM	
						TOTAL	=	17.410	SQM	

FAR AREA OF 31ST FLOOR UPPER PENTHOUSE	=	GROSS-E	-	GROSS-XX		
	=	639.310	-	17.410		
TOTAL	=	621.900	SQM	GROSS-E		
BUILT-UP AREA OF 31ST FLOOR UPPER PENTHOUSE	=	GROSS-E	+	GROSS-C	+	GROSS-XX
	=	621.900	+	29.015	+	17.410
TOTAL	=	668.325	SQM			

ARC AREA								ADDITIONAL														
GROSS - B																						
29	=	4	X	3.14	x	1.000	x	1.000	x	90.00	\	360	-	1	x	1.000	-	0.290	x	1.415	=	1.131	sqm
																				TOTAL	=	1.131	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR.) Chairman TCP(HQ)

AD | PA | ATP | DTP(HQ) | ATP(HQ)

Dy. Commissioner (Gurugram)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N

PROJECT:
REVISED BUILDING PLANS FOR GROUP HOUSING COLONY WITH MIX USE (99% RESIDENTIAL & 01% COMMERCIAL) UNDER TOD POLICY -2016 MEASURING 24.10 ACRES (LICENCE NO 80 OF 2012 DATED 17/08/2012) IN SECTOR 106, GURUGRAM MANESAR URBAN COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD (FORMERLY KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2011/

Checked and found ok for Public Hearing Objections / Service only and it is subject to the forwarding letter No. 2647 dt. 23/07/24

JUNE.-2024 | Scale :- 1:100

Drawing Title:- TOWER-15
31ST FLOOR PLAN & FAR AREA CALCULATION - DIAGRAM

Drawing No.:- A - 05a

						TOTAL	=	370.590	SQM.		
							=	34 1.575	+	29.015	
						BUILT-UP AREA OF 32ND FLOOR	=	GROSS-D	+	GROSS-C	
							=	341.575	SQM	GROSS-F	
						TOTAL	=	341.575	SQM	GROSS-E	
							=	433.994	-	63.404	- 29.015
						FAR AREA OF 32ND FLOOR	=	GROSS-A	-	GROSS-B	- GROSS-C

					TOTAL	=	29.015	SQM
s12	=	1	X	2.650	X	5.500	=	14.575 SQM
s11	=	1	X	0.600	X	1.200	=	0.720 SQM
s1	=	1	X	4.900	X	2.800	=	13.720 SQM
						GROSS -C		
					TOTAL	=	63.404	SQM
z2	=	1	X	5.250	X	0.600	=	3.150 SQM
z1	=	1	X	2.250	X	3.200	=	7.200 SQM
z	=	1	X	0.750	X	1.350	=	1.013 SQM
y	=	1	X	1.950	X	1.250	=	2.438 SQM
x	=	1	X	0.600	X	1.250	=	0.750 SQM
w	=	1	X	0.800	X	1.000	=	0.800 SQM
v	=	1	X	2.000	X	1.000	=	2.000 SQM
u	=	1	X	0.500	X	1.000	=	0.500 SQM
t	=	1	X	1.400	X	1.000	=	1.400 SQM
s	=	1	X	0.800	X	1.000	=	0.800 SQM
r	=	1	X	0.600	X	2.700	=	1.620 SQM
q	=	3	X	2.950	X	2.700	=	23.895 SQM
p	=	1	X	1.400	X	0.600	=	0.840 SQM
n	=	1	X	1.400	X	0.800	=	1.120 SQM
m	=	1	X	4.300	X	1.150	=	4.945 SQM
k	=	1	X	2.100	X	1.150	=	2.415 SQM
g	=	1	X	1.500	X	0.250	=	0.375 SQM
d	=	1	X	1.075	X	0.150	=	0.161 SQM
c	=	1	X	1.825	X	3.550	=	6.479 SQM
b	=	1	X	0.750	X	1.525	=	1.144 SQM
a	=	3	X	0.300	X	0.400	=	0.360 SQM
						GROSS -B		
					TOTAL	=	433.994	SQM
20	=	1	X	5.950	X	6.625	=	39.419 SQM
19	=	1	X	8.950	X	3.725	=	33.339 SQM
18	=	1	X	9.250	X	4.150	=	38.388 SQM
17	=	1	X	13.400	X	3.300	=	44.220 SQM
16	=	1	X	9.250	X	1.350	=	12.488 SQM
15	=	1	X	14.825	X	0.350	=	5.189 SQM
13	=	1	X	12.600	X	1.850	=	23.310 SQM
12	=	1	X	10.875	X	1.450	=	15.769 SQM
8	=	1	X	1.700	X	3.750	=	6.375 SQM
4	=	1	X	9.600	X	11.765	=	112.944 SQM
3	=	1	X	1.800	X	0.350	=	0.630 SQM
2	=	1	X	11.325	X	9.000	=	101.925 SQM
						GROSS - A		

32ND FLOOR AREA CALCULATION

								TOTAL	=	161.203	SQM
6	=	1	X	5.950	X	6.625	=	39.419	SQM		
5	=	1	X	8.950	X	3.725	=	33.339	SQM		
4	=	1	X	9.250	X	4.150	=	38.388	SQM		
3	=	1	X	3.300	X	3.300	=	10.890	SQM		
2	=	1	X	9.250	X	4.000	=	37.000	SQM		
1	=	1	X	2.550	X	0.850	=	2.168	SQM		
GROSS - A											

MUMTY / MACHINE ROOM AREA CALCULATION

								TOTAL	=	17.410	SQM
P11	=	1	X	5.250	X	0.250	=	1.313	SQM		
P10	=	1	X	2.650	X	0.200	=	0.530	SQM		
P9	=	1	X	2.250	X	0.350	=	0.788	SQM		
P8	=	1	X	0.350	X	3.550	=	1.243	SQM		
P7	=	1	X	0.350	X	6.625	=	2.319	SQM		
P6	=	1	X	0.350	X	6.625	=	2.319	SQM		
P5	=	1	X	2.650	X	0.200	=	0.530	SQM		
P4	=	1	X	0.750	X	2.150	=	1.613	SQM		
P3	=	1	X	0.100	X	1.250	=	0.125	SQM		
P2	=	1	X	1.860	X	3.500	=	6.475	SQM		
P1	=	1	X	1.575	X	0.100	=	0.158	SQM		
GROSS - XX											

								TOTAL	=	370.590	SQm
									=	324.165	+ 29.015 + 17.41
						BUILT-UP AREA OF 32ND FLOOR			=	GROSS-D	+ GROSS-C + GROSS-E
						TOTAL	=	324.165	SQM	GROSS-F	
							=	341.575	-	17.410	
						FAR AREA OF 32ND FLOOR	=	GROSS-D	-	GROSS-XX	

TOWER- 14 & 15
32ND FLOOR

DETAIL-XX

TOWER- 11 & 12
MUMTY MACHINE ROOM

TOWER- 14 & 15
LVL+110800
TERRACE PLAN

TOWER- 14 & 15
LVL+113500
LWR FLOOR PLAN

TOWER- 14 & 15
LVL+116800
LWR ROOF PLAN

TOWER- 14 & 15 (4BHK)
LVL+107550
32ND FLOOR
NO OF UNITS-1

TOWER- 14 & 15 (4BHK)
LVL+110800
TERRACE PLAN

TOWER- 14 & 15
LVL+113500
LWR FLOOR PLAN

TOWER- 14 & 15
LVL+116800
LWR ROOF PLAN

TOWER- 15
32nd FLOOR PLAN & FAR AREA
CALCULATION - DIAGRAM
MUMTY/ MACHINE ROOM PLAN &
AREA DIAGRAM

A - 06a

Drawing No:-

Drawing Title:-

JUNE.-2024 Scale : 1:100

Ar. Ravindar Kumar
CA/2012/88974

Licensed Surveyor only is allowed to operate in
Municipal Service area Survey as per Public Health
Engineering Dept. GO. 23/1/24

Member
BPAC

ARCHITECT'S SEAL
& SIGNATURE

Elan Avenue Limited
Authorised Signatory

OWNER'S SEAL
& SIGNATURE

PROJECT:-
REVISED BUILDING PLANS FOR
GROUP HOUSING COLONY WITH MIX USE
(99% RESIDENTIAL & 01% COMMERCIAL) UNDER
TOD POLICY -2016 MEASURING 24.10 ACRES
IN SECTOR 105, GURUGRAM MANESAR URBAN
COMPLEX BEING DEVELOPED BY ELAN AVENUE LTD
(FORMERLY KNOWN AS AIKMD DEVELOPERS LTD.)

SCALE

N

Note :-

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2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHERE VER REQUIRED

This is "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the General public

S.T.P.(HQ) Member Secretary BPAC
S.T.P.(Q) Member BPAC
CTP (HQ) Chairman BPAC
AD
PA
ATP
DTP (HQ)
ATP (Q)

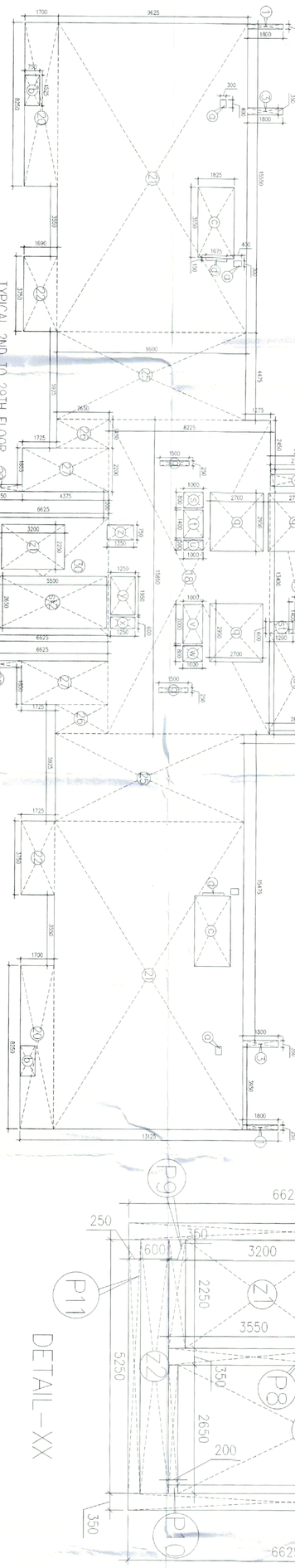
TO BE FAMILIAR WITH THIS OFFICE NOTIFICATION DATED :-

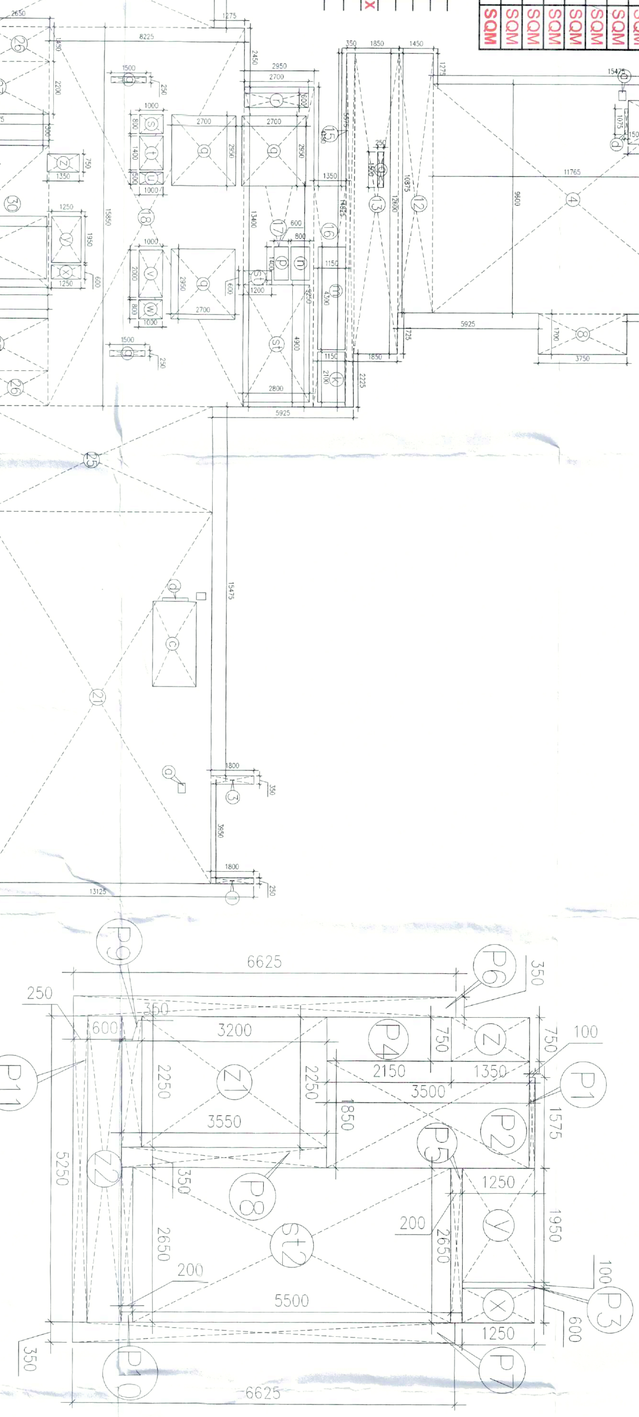
TYPICAL 2ND TO 29TH FLOOR AREA CALCULATION

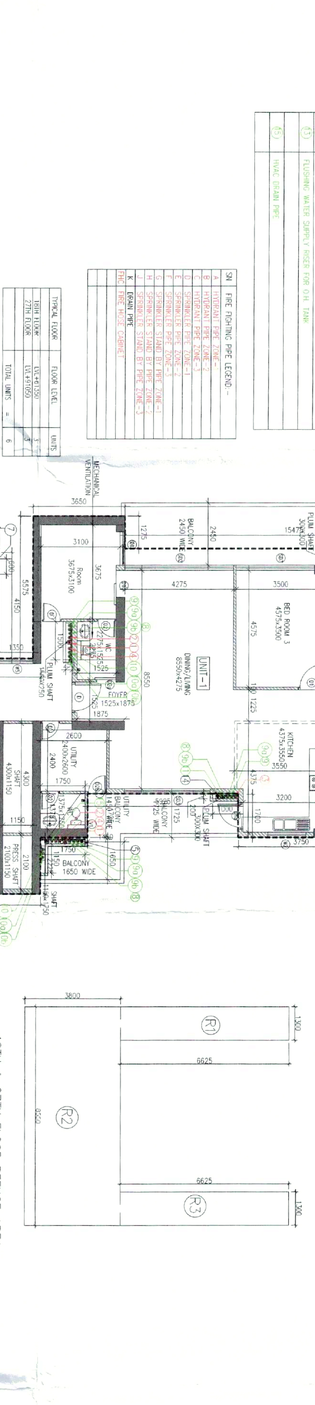
GROSS - A										
1	=	2	X	0.250	X	1.800	=	0.900	SQM	
2	=	1	X	11.325	X	9.000	=	101.925	SQM	
3	=	3	X	1.800	X	0.350	=	1.890	SQM	
4	=	1	X	9.600	X	11.765	=	112.944	SQM	
8	=	1	X	1.700	X	3.750	=	6.375	SQM	
12	=	1	X	10.875	X	1.450	=	15.769	SQM	
13	=	1	X	12.600	X	1.850	=	23.310	SQM	
15	=	1	X	14.825	X	0.350	=	5.189	SQM	
16	=	1	X	9.250	X	1.350	=	12.488	SQM	
17	=	1	X	13.400	X	2.950	=	39.530	SQM	
18	=	1	X	15.850	X	8.225	=	130.366	SQM	
20	=	2	X	8.250	X	1.700	=	28.050	SQM	
21	=	2	X	15.550	X	9.625	=	299.338	SQM	
22	=	2	X	3.750	X	1.850	=	12.675	SQM	
25	=	2	X	4.475	X	9.600	=	85.920	SQM	
26	=	2	X	1.450	X	2.850	=	7.685	SQM	
27	=	2	X	2.200	X	4.375	=	19.250	SQM	
29	=	2	X	0.350	X	2.250	=	1.575	SQM	
30	=	1	X	5.950	X	6.625	=	39.419	SQM	
					TOTAL		=	**944.597**	**SQM**	
GROSS -B										
a	=	7	X	0.300	X	0.400	=	0.840	SQM	
b	=	3	X	0.750	X	1.525	=	3.431	SQM	
c	=	3	X	3.550	X	1.825	=	19.436	SQM	
d	=	3	X	1.075	X	0.150	=	0.484	SQM	
g	=	3	X	1.500	X	0.250	=	1.125	SQM	
k	=	1	X	2.100	X	1.150	=	2.415	SQM	
m	=	1	X	4.300	X	1.150	=	4.945	SQM	
n	=	1	X	1.400	X	0.800	=	1.120	SQM	
p	=	1	X	1.400	X	0.600	=	0.840	SQM	
q	=	3	X	2.800	X	2.700	=	23.625	SQM	
r	=	1	X	0.600	X	2.700	=	1.620	SQM	
s	=	1	X	0.800	X	1.000	=	0.800	SQM	
t	=	1	X	0.500	X	1.000	=	0.500	SQM	
u	=	1	X	1.400	X	1.000	=	1.400	SQM	
v	=	1	X	2.000	X	1.000	=	2.000	SQM	
w	=	1	X	0.800	X	1.000	=	0.800	SQM	
x	=	1	X	0.600	X	1.250	=	0.750	SQM	
y	=	1	X	1.950	X	1.250	=	2.438	SQM	
z	=	1	X	0.750	X	1.350	=	1.013	SQM	
z1	=	1	X	2.250	X	3.200	=	7.200	SQM	
z2	=	1	X	5.250	X	0.600	=	3.150	SQM	
					TOTAL		=	**80.211**	**SQM**	
GROSS -C										
st	=	1	X	4.900	X	2.650	=	12.985	SQM	
st1	=	1	X	0.600	X	1.200	=	0.720	SQM	
st2	=	1	X	2.650	X	5.500	=	14.575	SQM	
					TOTAL		=	**28.015**	**SQM**	
FAR AREA OF 2ND TO 29TH FLOOR				**GROSS-A**			-	**GROSS-B**	-	**GROSS-C**
	=			**944.597**			-	**84.201**	-	**29.015**
TOTAL	=			**835.380**			**SQM**	**GROSS-D**		
BUILT-UP AREA OF 2ND TO 29TH FLOOR				**GROSS-D**			+	**GROSS-C**		
	=			**835.380**			**SQM**	**29.015**		
TOTAL	=			**864.395**			**SQM**			

GROSS - XX										
P1	=	1	X	1.575	X	0.100	=	0.158	SQM	
P2	=	1	X	1.850	X	3.500	=	6.475	SQM	
P3	=	1	X	0.100	X	1.250	=	0.125	SQM	
P4	=	1	X	0.750	X	2.150	=	1.613	SQM	
P5	=	1	X	2.650	X	0.200	=	0.530	SQM	
P6	=	1	X	0.350	X	6.625	=	2.319	SQM	
P7	=	1	X	0.350	X	6.625	=	2.319	SQM	
P8	=	1	X	0.350	X	3.550	=	1.243	SQM	
P9	=	1	X	2.250	X	0.350	=	0.788	SQM	
P10	=	1	X	2.650	X	0.200	=	0.530	SQM	
P11	=	1	X	5.250	X	0.250	=	1.313	SQM	
					TOTAL		=	**17.410**	**SQM**	

FAR AREA OF 2ND TO 29TH FLOOR							-	**GROSS-D**	-	**GROSS-XX**
	=						=	**835.380**		**17.410**
TOTAL	=						=	**817.970**	**SQM**	**GROSS-E**
BUILT-UP AREA OF 2ND TO 29TH FLOOR							=	**GROSS-E**	+	**GROSS-C**
	=						=	**817.970**	+	**29.015**
TOTAL	=						=	**864.395**	**SQM**	



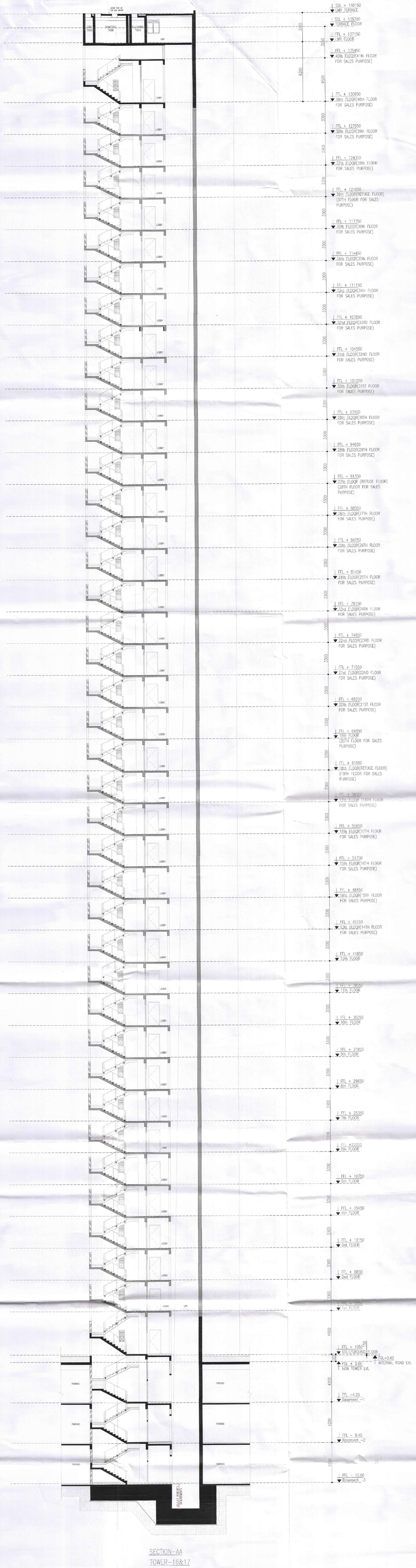




S.No.	PLUMBING LEGEND-
1	SOIL PIPE
2	WASTE PIPE
3	KITCHEN WASTE PIPE
4	VENT PIPE
5	BALCONY RAIN WATER PIPE
6	RAIN WATER PIPE
7	DOMESTIC WATER SUPPLY(UNDERGROUND)
8	DOMESTIC LOW ZONE WATER SUPPLY(UP GRADE)
9	DOMESTIC HIGH ZONE WATER SUPPLY(UP GRADE)
10	PLUMBING LOW ZONE WATER SUPPLY(UP GRADE)
11	PLUMBING HIGH ZONE WATER SUPPLY(UP GRADE)
12	DOMESTIC WATER SUPPLY(UNDERGROUND)
13	PLUMBING WATER SUPPLY(UNDERGROUND)
	HVAC DRAIN PIPE

SN	FIRE FIGHTING PIPE LEGEND-
A	HYDRANT PIPE (HVAC)
B	HYDRANT PIPE (HVAC)
C	SPRINKLER PIPE (HVAC)
D	SPRINKLER PIPE (HVAC)
E	SPRINKLER PIPE (HVAC)
F	SPRINKLER STAND PIPE (HVAC)
G	SPRINKLER STAND PIPE (HVAC)
H	SPRINKLER STAND PIPE (HVAC)
I	SPRINKLER STAND PIPE (HVAC)
J	SPRINKLER STAND PIPE (HVAC)
K	DRAIN PIPE
	FIRE HOSE CABINET

TYPICAL (18TH & 27TH FLOOR REFUGE AREA CALCULATION (TOWER-11&12)										
GROSS - A										
R1	=	1	X	1.300	X	6.625	=	8.613	SQM	
R2	=	1	X	1.300	X	5.300	=	6.890	SQM	
R3	=	1	X	1.300	X	6.625	=	8.613	SQM	
						TOTAL	=	**48.715**	**SQM**	
GROSS AREA OF 18TH FLOOR	=			**944.597**	**SQM**					
GROSS AREA OF 27TH FLOOR	=			**944.597**						
				1889.194	**SQM**			**ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR @0.9 SQM PER 200 POPULATION**		
REFUGE AREA REQUIRED	=	**(1889.194X0.3)/12.5**		+				**45.340**		
	=							**46.240**	**SQM**	
REFUGE AREA PROVIDED	=	**GROSS - A**								
	=	**49.715**								
	=	**SQM**								

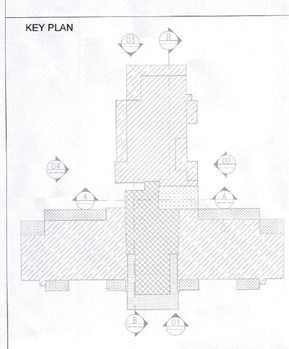


SECTION-AA
TOWER-16&17

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

TO BE READ WITH THIS OFFICE MEMO NO. DATED :

Rajiv Dutt JD(HQ)

DTP (HQ)

S.T.P.(HQ) Member Secretary B.P.A.C.

ATP(HQ)

S.T.P.(G) Member B.P.A.C.

PA

C.T.P.(HQ) Chairman B.P.A.C.

AD

ATP

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

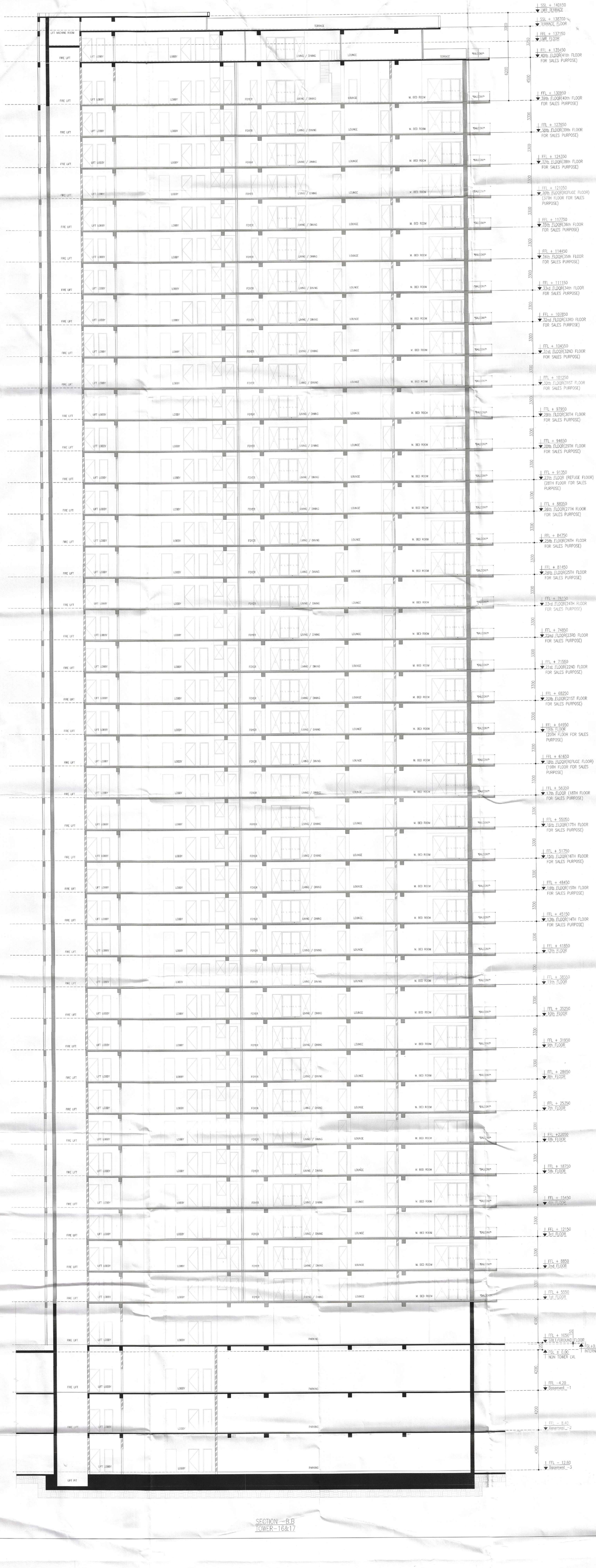
ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 16&17 SECTION-AA

Drawing No:- SC-AA


LIFT MACHINE ROOM
TERRACE
FIRE LIFT
LIFT LOBBY
LOBBY
FOYER
LIVING / DINING
LOUNGE
M. BED ROOM
TERRACE
BALCONY
PARKING
LIFT PIT
SSL + 140150
UMR TERRACE
SSL + 138700
TERRACE FLOOR
FFL + 137150
UMR FLOOR
FFL + 135450
40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130950
39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127650
38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124350
37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121050
36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117750
35th FLOOR(36th FLOOR FOR SALES PURPOSE)
FFL + 114450
34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111150
33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107850
32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104550
31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101250
30th FLOOR(31ST FLOOR FOR SALES PURPOSE)
FFL + 97950
29th FLOOR(30TH FLOOR FOR SALES PURPOSE)
FFL + 94650
28th FLOOR(29TH FLOOR FOR SALES PURPOSE)
FFL + 91350
27th FLOOR (REFUGE FLOOR) (28TH FLOOR FOR SALES PURPOSE)
FFL + 88050
26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84750
25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81450
24th FLOOR(25TH FLOOR FOR SALES PURPOSE)
FFL + 78150
23rd FLOOR(24TH FLOOR FOR SALES PURPOSE)
FFL + 74850
22nd FLOOR(23RD FLOOR FOR SALES PURPOSE)
FFL + 71550
21st FLOOR(22ND FLOOR FOR SALES PURPOSE)
FFL + 68250
20th FLOOR(21ST FLOOR FOR SALES PURPOSE)
FFL + 64950
19th FLOOR (20TH FLOOR FOR SALES PURPOSE)
FFL + 61650
18th FLOOR(REFUGE FLOOR) (19TH FLOOR FOR SALES PURPOSE)
FFL + 58350
17th FLOOR (18TH FLOOR FOR SALES PURPOSE)
FFL + 55050
16th FLOOR(17TH FLOOR FOR SALES PURPOSE)
FFL + 51750
15th FLOOR(16TH FLOOR FOR SALES PURPOSE)
FFL + 48450
14th FLOOR(15TH FLOOR FOR SALES PURPOSE)
FFL + 45150
13th FLOOR(14TH FLOOR FOR SALES PURPOSE)
FFL + 41850
12th FLOOR
FFL + 38550
11th FLOOR
FFL + 35250
10th FLOOR
FFL + 31950
9th FLOOR
FFL + 28650
8th FLOOR
FFL + 25350
7th FLOOR
FFL +22050
6th FLOOR
FFL + 18750
5th FLOOR
FFL + 15450
4th FLOOR
FFL + 12150
3rd FLOOR
FFL + 8850
2nd FLOOR
FFL + 5550
1st FLOOR
FFL + 1050
STILT/GROUND FLOOR
FGL+0.60
INTERNAL ROAD LVL
FGL ± 0.00
NON TOWER LVL
FFL – 4.20
Basement – 1
FFL – 8.40
Basement – 2
FFL – 12.60
Basement – 3
3300
3750
6200
4500
3300
3300
3300

PLUMBING LEGEND:-	
1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET
	=
	=

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	300x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2400	ELECTRICAL SHAFT	PUMP /LIFT-FIRE DOOR/OWS-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR-WINDOW	DOOR		2700
			WINDOW	100	2700
W1	1300 X 2600	LOSSY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	3095 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	3350 X 1300	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW3	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1200X3300	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200X3300	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600X3300	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	1050X3300	LOBBY	LOUVERED WINDOW	1200	2700
V	1075X2100	TOILET	VENTILATOR	600	2700
FV1	1075X2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025X2100	TOILET	VENTILATOR	600	2700
V3	2450X2100	TOILET	VENTILATOR	600	2700
V4	750X2100	TOILET	VENTILATOR	600	2700
V5	900X2100	TOILET	VENTILATOR	600	2700

FAR AREA CALCULATION OF 1ST FLOOR (TOWER-16)

GROSS – 1									
1	=	1	X	13.725	X	4.200	=	57.645	SQM
2	=	1	X	11.925	X	21.900	=	261.158	SQM
3	=	1	X	1.250	X	4.300	=	5.375	SQM
4	=	1	X	2.825	X	0.350	=	0.989	SQM
5	=	1	X	0.925	X	1.900	=	1.758	SQM
6	=	1	X	2.725	X	2.950	=	5.586	SQM
7	=	1	X	1.500	X	4.750	=	7.125	SQM
8	=	1	X	2.225	X	4.600	=	10.235	SQM
9	=	1	X	4.925	X	6.150	=	30.289	SQM
9A	=	1	X	0.075	X	6.150	=	0.011	SQM
10	=	1	X	3.000	X	4.500	=	13.500	SQM
11	=	1	X	0.950	X	1.600	=	1.520	SQM
12	=	1	X	0.400	X	2.150	=	0.860	SQM
13	=	1	X	5.950	X	7.200	=	42.840	SQM
14	=	1	X	3.000	X	13.325	=	39.975	SQM
15	=	1	X	3.150	X	13.325	=	41.974	SQM
16	=	1	X	1.800	X	7.200	=	12.969	SQM
18	=	1	X	0.350	X	1.595	=	0.558	SQM
19	=	1	X	3.600	X	13.200	=	47.520	SQM
20	=	1	X	11.425	X	11.925	=	136.243	SQM
21	=	1	X	8.525	X	11.925	=	77.811	SQM
22	=	1	X	3.500	X	13.725	=	48.038	SQM
23	=	1	X	0.350	X	1.800	=	0.630	SQM
24	=	1	X	0.250	X	0.180	=	0.045	SQM
25	=	1	X	4.150	X	2.425	=	10.064	SQM
26	=	1	X	2.050	X	2.700	=	5.535	SQM
27	=	1	X	0.390	X	4.200	=	1.470	SQM
28	=	1	X	1.000	X	0.200	=	0.360	SQM
29	=	1	X	1.450	X	0.200	=	0.290	SQM
30	=	1	X	4.500	X	4.400	=	19.800	SQM
31	=	1	X	0.390	X	2.700	=	0.945	SQM
32	=	1	X	1.250	X	5.175	=	0.219	SQM
33	=	1	X	13.850	X	11.375	=	157.544	SQM
34	=	1	X	2.425	X	5.075	=	12.307	SQM
35	=	1	X	4.140	X	2.225	=	9.212	SQM
36	=	2	X	0.500	X	1.800	=	1.800	SQM
36a	=	1	X	2.425	X	0.500	=	1.213	SQM
36b	=	1	X	0.500	X	1.275	=	0.638	SQM
37	=	2	X	1.800	X	0.500	=	1.800	SQM
37A	=	1	X	0.500	X	2.425	=	1.213	SQM
38	=	1	X	0.400	X	0.550	=	0.220	SQM
39	=	1	X	0.600	X	0.350	=	0.210	SQM
40	=	1	X	0.550	X	0.400	=	0.220	SQM
40a	=	1	X	0.600	X	0.350	=	0.210	SQM
41	=	1	X	2.425	X	4.150	=	10.064	SQM
43	=	1	X	0.200	X	0.250	=	0.050	SQM
44	=	1	X	1.900	X	0.900	=	1.710	SQM
45	=	1	X	0.500	X	1.200	=	0.600	SQM
46	=	1	X	0.400	X	1.600	=	0.640	SQM
47	=	1	X	0.650	X	0.400	=	0.260	SQM
48	=	1	X	0.475	X	0.400	=	0.190	SQM
49	=	1	X	0.175	X	15.125	=	2.647	SQM
50	=	1	X	0.500	X	1.500	=	0.750	SQM
				TOTAL AREA			=	**1086.830**	**SQM**
GROSS -2				**DEDUCTION AREA**					
A	=	1	X	0.800	X	0.300	=	0.240	SQM
B	=	1	X	0.300	X	0.300	=	0.090	SQM
C	=	1	X	1.825	X	0.300	=	0.548	SQM
D	=	1	X	1.100	X	0.250	=	0.275	SQM
DA	=	1	X	0.250	X	0.900	=	0.225	SQM
E	=	1	X	0.300	X	1.150	=	0.345	SQM
E1	=	1	X	0.400	X	0.250	=	0.100	SQM
F	=	1	X	0.600	X	1.150	=	0.690	SQM
G	=	4	X	2.850	X	2.700	=	30.780	SQM
H	=	1	X	1.100	X	1.000	=	1.100	SQM
J	=	1	X	1.750	X	1.000	=	1.750	SQM
K	=	1	X	0.650	X	1.000	=	0.650	SQM
L	=	1	X	1.200	X	1.000	=	1.200	SQM
M	=	1	X	0.900	X	1.000	=	0.900	SQM
N	=	1	X	0.250	X	1.100	=	0.275	SQM
P	=	1	X	1.200	X	0.300	=	0.360	SQM
Q	=	1	X	0.300	X	0.650	=	0.195	SQM
R	=	1	X	0.300	X	1.825	=	0.548	SQM
ST	=	1	X	0.900	X	0.250	=	0.225	SQM
T	=	1	X	15.825	X	0.250	=	3.956	SQM
U	=	1	X	18.425	X	4.275	=	78.217	SQM
V	=	1	X	0.200	X	1.100	=	0.220	SQM
W	=	1	X	0.250	X	3.750	=	0.938	SQM
X	=	1	X	14.000	X	6.550	=	91.700	SQM
Y	=	1	X	0.300	X	3.475	=	1.043	SQM
Z	=	1	X	3.590	X	1.975	=	7.090	SQM
Z1	=	1	X	0.250	X	1.175	=	0.294	SQM
Z2	=	1	X	0.250	X	0.400	=	0.100	SQM
				TOTAL AREA			=	**215.987**	**SQM**
				GROSS -3(STAIRCASE DEDUCTION AREA)					
ST1	=	1	X	0.700	X	1.200	=	0.840	SQM
STA	=	1	X	4.500	X	2.800	=	13.720	SQM
ST2	=	1	X	5.800	X	2.050	=	11.890	SQM
ST3	=	1	X	6.150	X	6.125	=	37.669	SQM
				TOTAL AREA				64.119	SQM

FAR AREA OF 1ST FLOOR	GROSS – 1	- GROSS -2	- GROSS -3
	1086.830	215.987	64.119
	806.724	SQM	
BUILT-UP AREA OF 1ST FLOOR	FAR AREA	+ GROSS-3	
	806.724	64.119	
	870.843	SQM	

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR.) Chairman B.P.A.C.

DTP (HQ) | ATP (HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

Rajesh Dutt JD(HQ)

Typical Mechanical Ventilation Calculation for WC											
Tower-16-Toilet Exhaust sheet											
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	180.00 CFM, Inline Fan	300x250x180	110 (OD)

PERSONAL SERVICE AREA									
GROSS – XX									
SP	=	1	X	2.050	X	1.750	=	3.588	SQM
SP1	=	1	X	2.250	X	2.900	=	6.525	SQM
SP2	=	1	X	1.600		2.600		4.160	
SP3	=	1	X	0.600	X	0.400	=	0.240	SQM
						TOTAL	=	**14.513**	**SQM**

FIRST FLOOR PLAN
LVL+5550
NO OF UNITS-2
NO OF SERVICE PERSONAL UNIT-2
TOWER- 16

TYPICAL DETAIL FOR MECHANICAL VENTILATION OF TOILET AREA

SECTION XX

SERVICE PERSONAL UNIT (CARPET AREA)
AREA DIAGRAM TOWER-16

FIRST FLOOR AREA DIAGRAM TOWER-16

N

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue nited
Authoris Signatory

ARCHITECT'S SEAL & SIGNATURE

DCP(HQ) Member BPAC

Ar. Ravinder Kumar
CA/2012/55971

Checked and found ok for Public Health Disposal Service only subject to comments in In forwarding letter dt. 24.11.23 dy. 23/07/2024

JUNE-2024. Scale 1:100

Drawing Title: TOWER- 16
FIRST FLOOR PLAN & FAR AREA CALCULATION

Drawing No:- TYE-02

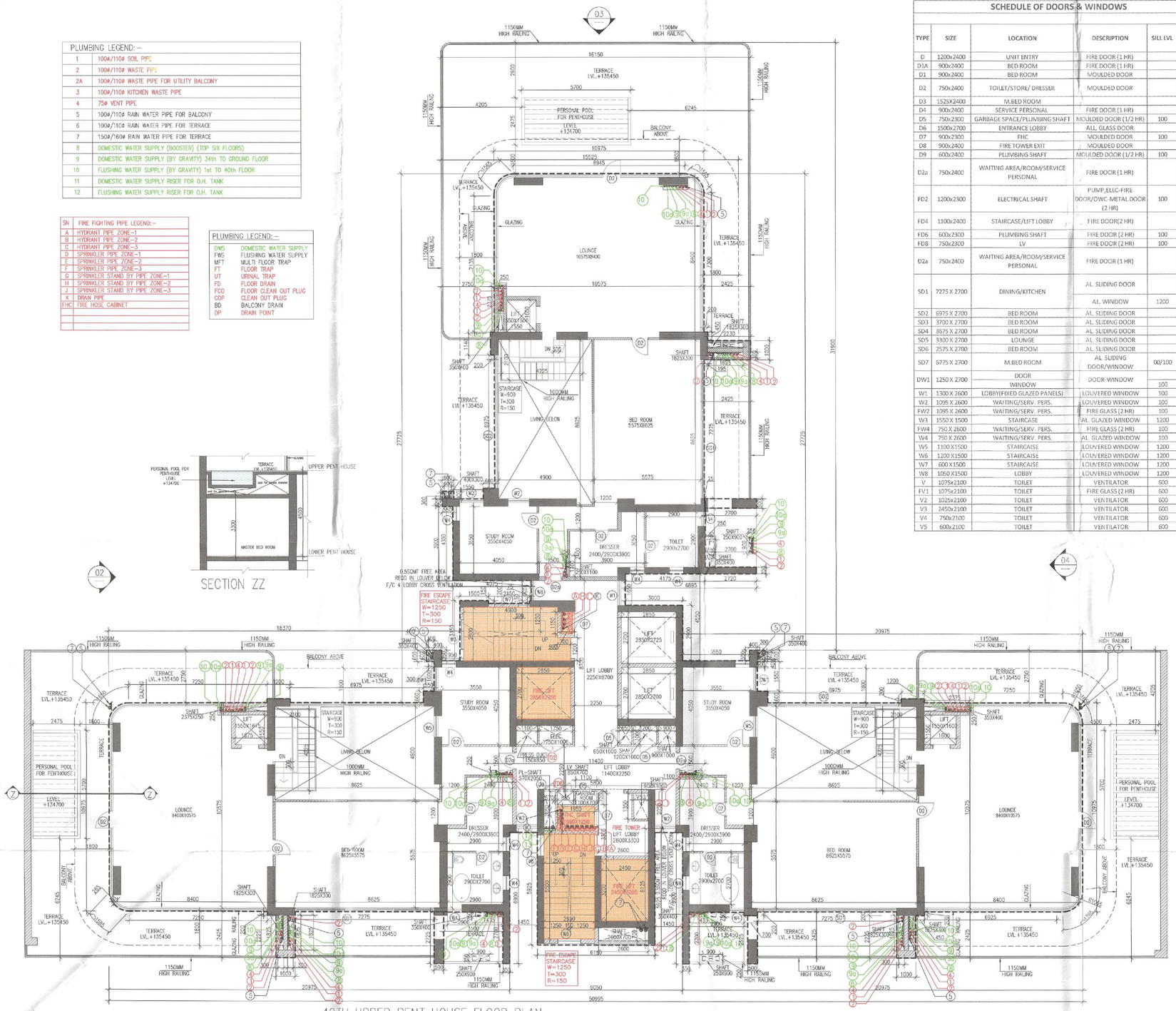
PLUMBING LEGEND:–	
1	100Ø/110Ø SOIL PIPE
2	100Ø/110Ø WASTE PIPE
2A	100Ø/110Ø WASTE PIPE FOR UTILITY BALCONY
3	100Ø/110Ø KITCHEN WASTE PIPE
4	75Ø VENT PIPE
5	100Ø/110Ø RAIN WATER PIPE FOR BALCONY
6	100Ø/110Ø RAIN WATER PIPE FOR TERRACE
7	150Ø/160Ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O/H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O/H. TANK

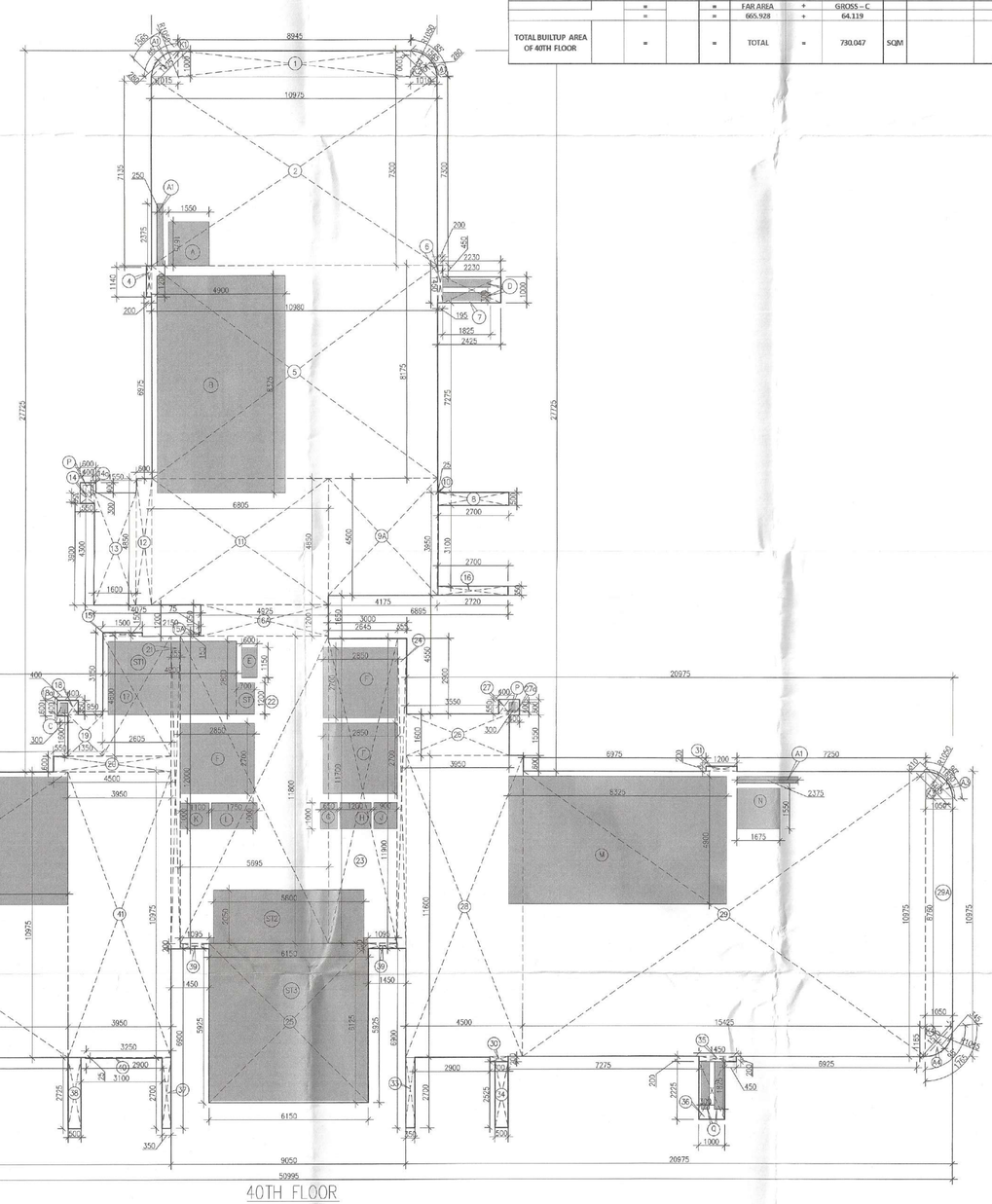
SN	FIRE FIGHTING PIPE LEGEND:–
A	HYDRANT PIPE ZONE–1
B	HYDRANT PIPE ZONE–2
C	HYDRANT PIPE ZONE–3
D	SPRINKLER PIPE ZONE–1
E	SPRINKLER PIPE ZONE–2
F	SPRINKLER PIPE ZONE–3
G	SPRINKLER STAND BY PIPE ZONE–1
H	SPRINKLER STAND BY PIPE ZONE–2
I	SPRINKLER STAND BY PIPE ZONE–3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:–	
DWS	DOMESTIC WATER SUPPLY
WS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

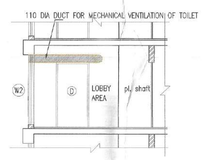
SCHEDULE OF DOORS & WINDOWS

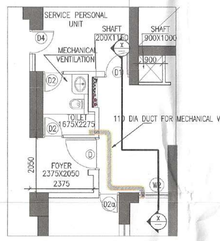
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM	MOULDED DOOR		
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP_ELEC-FIRE DOOR/SWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR	DOOR WINDOW		2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1200 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	1450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700





Typical Mechanical Ventilation Calculation for WC											
Tower-16-Toilet Exhaust sheet											
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	In (Sq Mtr)	In (Sq Ft)	in (mtr)	in (ft)	In (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	1Ø100 CFM, Inline Fan	300x250x180	110 (OD)





ARC AREA									FAR AREA													
GROSS – D																						
A1	=	2	X	3.14	x	1.050	x	1.050	x	85	\	360	-	0.5	x	1.050	-	0.280	x	1.425	=	0.538	sqm.
A3	=	2	X	3.14	x	1.050	x	1.050	x	90	\	360	-	0.5	x	1.050	-	0.310	x	1.485	=	0.632	sqm.
A4	=	1	X	3.14	x	1.065	x	1.065	x	95	\	360	-	0.5	x	1.065	-	0.345	x	1.570	=	0.375	sqm.
A6	=	1	X	3.14	x	1.050	x	1.050	x	86	\	360	-	0.5	x	1.050	-	0.285	x	1.440	=	0.276	sqm.
																				TOTAL	=	1.820	SQM

FAR AREA CALCULATION OF 40TH FLOOR PLAN TOWER–16											
GROSS –A											
1	1	X			8.945		X	1.000	=	8.945	SQM
2	1	X			10.975		X	7.300	=	80.118	SQM
4	1	X			0.200		X	1.200	=	0.240	SQM
5	1	X			10.980		X	8.175	=	89.762	SQM
6	1	X			0.195		X	1.400	=	0.283	SQM
7	1	X			2.230		X	1.000	=	2.230	SQM
8	1	X			2.700		X	0.500	=	1.350	SQM
9A	1	X			4.175		X	4.500	=	18.788	SQM
10	1	X			0.025		X	3.900	=	0.098	SQM
11	1	X			6.805		X	4.850	=	33.004	SQM
12	1	X			0.600		X	4.850	=	2.910	SQM
13	1	X			1.600		X	4.300	=	6.880	SQM
14	1	X			0.550		X	0.300	=	0.193	SQM
14a	1	X			0.600		X	0.400	=	0.240	SQM
15	1	X			1.500		X	0.150	=	0.225	SQM
15A	1	X			0.075		X	0.150	=	0.011	SQM
16	1	X			2.700		X	0.350	=	0.945	SQM
16A	1	X			4.925		X	1.200	=	5.910	SQM
17	1	X			2.625		X	4.500	=	11.813	SQM
18	1	X			0.400		X	0.550	=	0.220	SQM
18a	1	X			0.400		X	0.600	=	0.240	SQM
19	1	X			1.350		X	1.600	=	2.160	SQM
20	1	X			4.500		X	0.600	=	2.700	SQM
21	1	X			0.395		X	12.000	=	4.260	SQM
22	1	X			5.695		X	11.800	=	67.201	SQM
23	1	X			2.645		X	11.700	=	30.947	SQM
24	1	X			0.355		X	11.900	=	4.225	SQM
25	1	X			6.150		X	6.125	=	37.669	SQM
26	1	X			3.950		X	1.600	=	6.320	SQM
27	1	X			0.400		X	0.550	=	0.220	SQM
27a	1	X			0.400		X	0.600	=	0.240	SQM
28	1	X			4.500		X	11.600	=	52.200	SQM
29	1	X			15.425		X	10.975	=	169.289	SQM
29A	1	X			1.050		X	8.760	=	9.198	SQM
30	1	X			0.700		X	0.200	=	0.140	SQM
31	1	X			1.200		X	0.200	=	0.240	SQM
33	1	X			0.350		X	2.700	=	0.945	SQM
34	1	X			0.500		X	2.525	=	1.263	SQM
35	1	X			1.450		X	0.200	=	0.290	SQM
36	1	X			1.000		X	2.225	=	2.225	SQM
37	1	X			0.350		X	2.700	=	0.945	SQM
38	1	X			0.500		X	2.725	=	1.363	SQM
39	2	X			1.095		X	0.200	=	0.438	SQM
40	1	X			0.025		X	3.250	=	0.081	SQM
41	1	X			3.950		X	10.975	=	43.351	SQM
42	1	X			15.975		X	10.975	=	175.326	SQM
42A	1	X			1.050		X	8.940	=	9.387	SQM
43	1	X			1.200		X	0.200	=	0.240	SQM
45	1	X			1.450		X	0.200	=	0.290	SQM
46	1	X			1.000		X	2.225	=	2.225	SQM
K1	1	X	0.5	X	1.015		X	1.000	=	0.508	SQM
K2	1	X	0.5	X	1.010		X	1.000	=	0.505	SQM
K3	1	X	0.5	X	1.050		X	1.000	=	0.551	SQM
K4	1	X	0.5	X	1.050		X	1.186	=	0.612	SQM
K5	1	X	0.5	X	1.050		X	0.985	=	0.517	SQM
K6	1	X	0.5	X	1.050		X	1.060	=	0.551	SQM
								TOTAL	=	893.194	SQM
GROSS – B					DEDUCTION						
A	1	X		X	1.550		X	1.675	=	2.596	SQM
A1	3	X		X	0.250		X	2.375	=	1.781	SQM
B	1	X		X	4.900		X	8.325	=	40.793	SQM
C	1	X		X	0.300		X	0.400	=	0.120	SQM
D	2	X		X	1.825		X	0.300	=	1.095	SQM
E	1	X		X	0.600		X	1.150	=	0.690	SQM
F	3	X		X	2.850		X	2.700	=	23.085	SQM
G	1	X		X	0.650		X	1.000	=	0.650	SQM
H	1	X		X	1.200		X	1.000	=	1.200	SQM
J	1	X		X	0.900		X	1.000	=	0.900	SQM
K	1	X		X	1.100		X	1.000	=	1.100	SQM
L	1	X		X	1.750		X	1.000	=	1.750	SQM
M	1	X		X	8.325		X	4.900	=	40.793	SQM
N	1	X		X	1.675		X	1.550	=	2.596	SQM
P	2	X		X	0.300		X	0.400	=	0.240	SQM
Q	2	X		X	0.300		X	1.805	=	1.095	SQM
S	1	X		X	8.325		X	4.900	=	40.793	SQM
T	1	X		X	1.675		X	1.550	=	2.596	SQM
U	2	X		X	0.300		X	1.805	=	1.095	SQM
								TOTAL	=	164.968	SQM
GROSS – C					STAIRCASE AREA						SQM
ST	1	X		X	0.700		X	1.200	=	0.840	SQM
ST1	1	X		X	4.900		X	2.800	=	13.720	SQM
ST2	1	X		X	5.850		X	2.050	=	11.992	SQM
ST3	1	X		X	6.150		X	6.125	=	37.669	SQM
								TOTAL	=	64.119	SQM
	=		=	GROSS – A	-	GROSS – D	-	GROSS – B	-	GROSS – C	
	=		=	893.194	+	1.820	-	164.968	-	64.119	
TOTAL FAR AREA OF 40TH FLOOR	=		=	TOTAL	=	665.928	SQM				
	=		=	FAR AREA	+	GROSS – C					
	=		=	665.928	+	64.119					
TOTAL BUILTUP AREA OF 40TH FLOOR	=		=	TOTAL	=	730.047	SQM				

Note :–

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2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. W.C SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

AD | PA | ATP

DDT (HQ) | Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DDT (HQ) Member BPAC

Ar. Rajender Kumar
CA/2012/55971

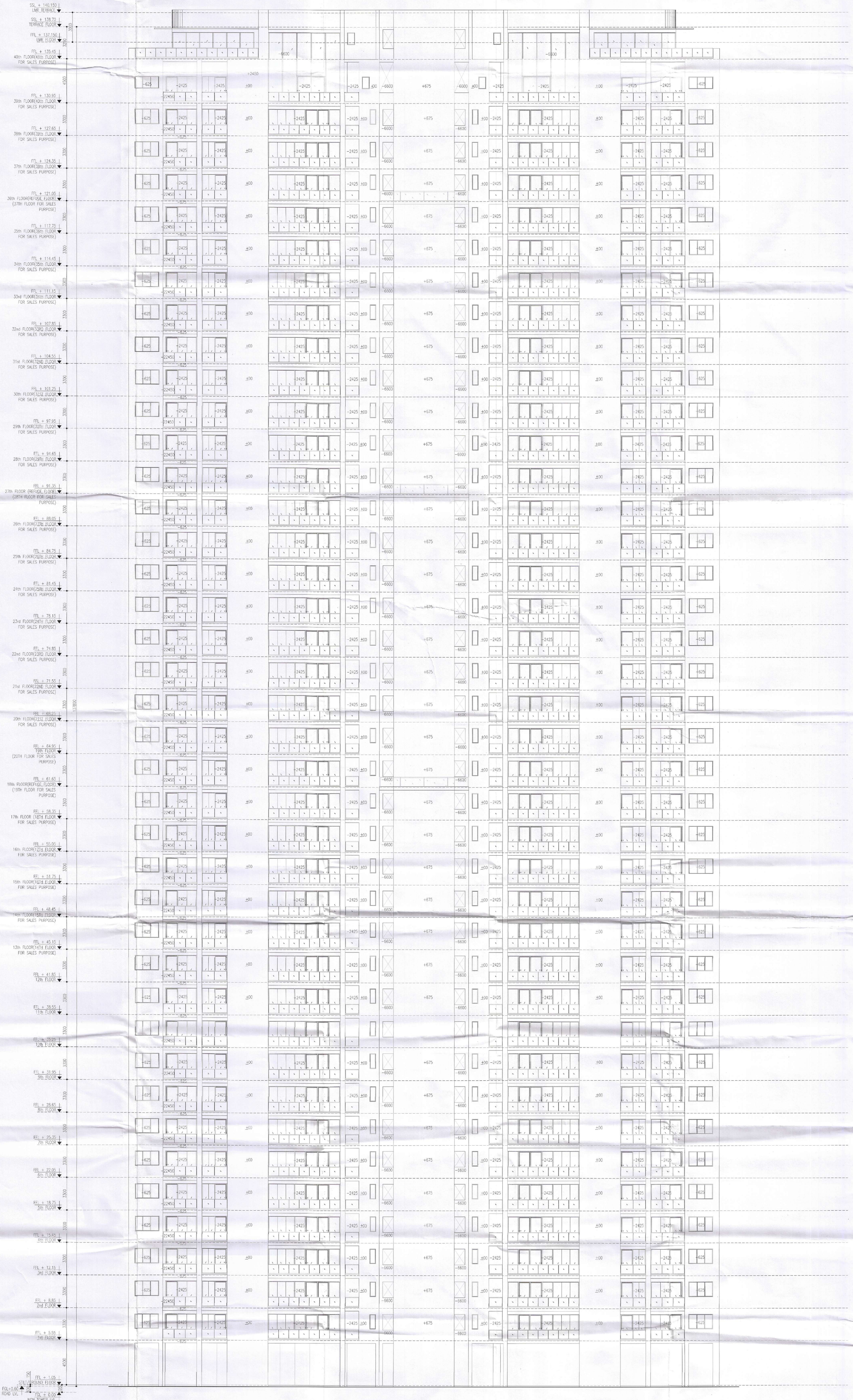
Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 26x12.3.(b)/ 2367/2024

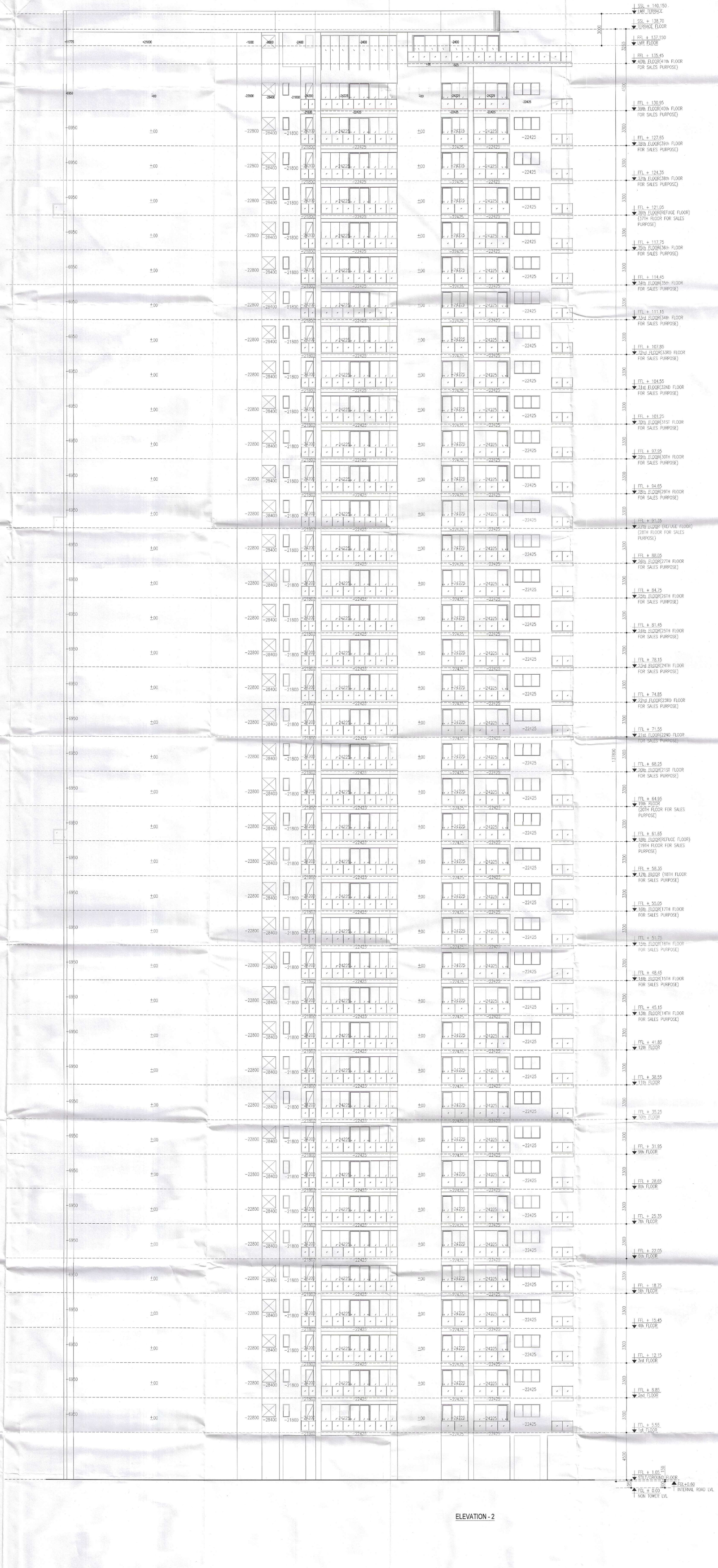
JUNE–2024. | Scale 1:100

Drawing Title:– TOWER- 16

40TH FLOOR PLAN & FAR AREA CALCULATION

Drawing No:– T16-06


SSL + 140.150 LMR TERRACE
SSL + 138.70 TERRACE FLOOR
FFL + 137.150 LMR FLOOR
FFL + 135.45 40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130.95 39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127.65 38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124.35 37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121.05 36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117.75 35th FLOOR(36th FLOOR FOR SALES PURPOSE)
FFL + 114.45 34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111.15 33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107.85 32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104.55 31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101.25 30th FLOOR(31ST FLOOR FOR SALES PURPOSE)
FFL + 97.95 29th FLOOR(30TH FLOOR FOR SALES PURPOSE)
FFL + 94.65 28th FLOOR(29TH FLOOR FOR SALES PURPOSE)
FFL + 91.35 27th FLOOR (REFUGE FLOOR) (28TH FLOOR FOR SALES PURPOSE)
FFL + 88.05 26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84.75 25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81.45 24th FLOOR(25TH FLOOR FOR SALES PURPOSE)
FFL + 78.15 23rd FLOOR(24TH FLOOR FOR SALES PURPOSE)
FFL + 74.85 22nd FLOOR(23RD FLOOR FOR SALES PURPOSE)
FFL + 71.55 21st FLOOR(22ND FLOOR FOR SALES PURPOSE)
FFL + 68.25 20th FLOOR(21ST FLOOR FOR SALES PURPOSE)
FFL + 64.95 19th FLOOR (20TH FLOOR FOR SALES PURPOSE)
FFL + 61.65 18th FLOOR(REFUGE FLOOR) (19TH FLOOR FOR SALES PURPOSE)
FFL + 58.35 17th FLOOR (18TH FLOOR FOR SALES PURPOSE)
FFL + 55.05 16th FLOOR(17TH FLOOR FOR SALES PURPOSE)
FFL + 51.75 15th FLOOR(16TH FLOOR FOR SALES PURPOSE)
FFL + 48.45 14th FLOOR(15TH FLOOR FOR SALES PURPOSE)
FFL + 45.15 13th FLOOR(14TH FLOOR FOR SALES PURPOSE)
FFL + 41.85 12th FLOOR
FFL + 38.55 11th FLOOR
FFL + 35.25 10th FLOOR
FFL + 31.95 9th FLOOR
FFL + 28.65 8th FLOOR
FFL + 25.35 7th FLOOR
FFL + 22.05 6th FLOOR
FFL + 18.75 5th FLOOR
FFL + 15.45 4th FLOOR
FFL + 12.15 3rd FLOOR
FFL + 8.85 2nd FLOOR
FFL + 5.55 1st FLOOR
FFL + 1.05 STILT/GROUND FLOOR
FGL+0.60
FGL ± 0.00
RNAL ROAD LVL
NON TOWER LVL
3300
3260
4500
3300
3300
3300

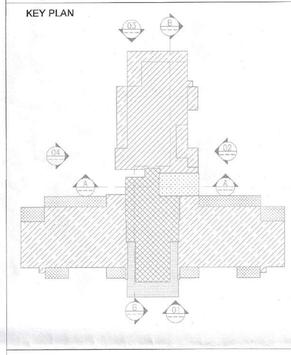


ELEVATION - 2

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

DD(H/Q) Member BPAC

STP (Q) Member Secretary BPAC

CTP(HQR) Chairman BPAC

DTP (HQ)

AD

ATP(HQ)

PA

ATP

TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

Rajesh Dutt JD(HQ)

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

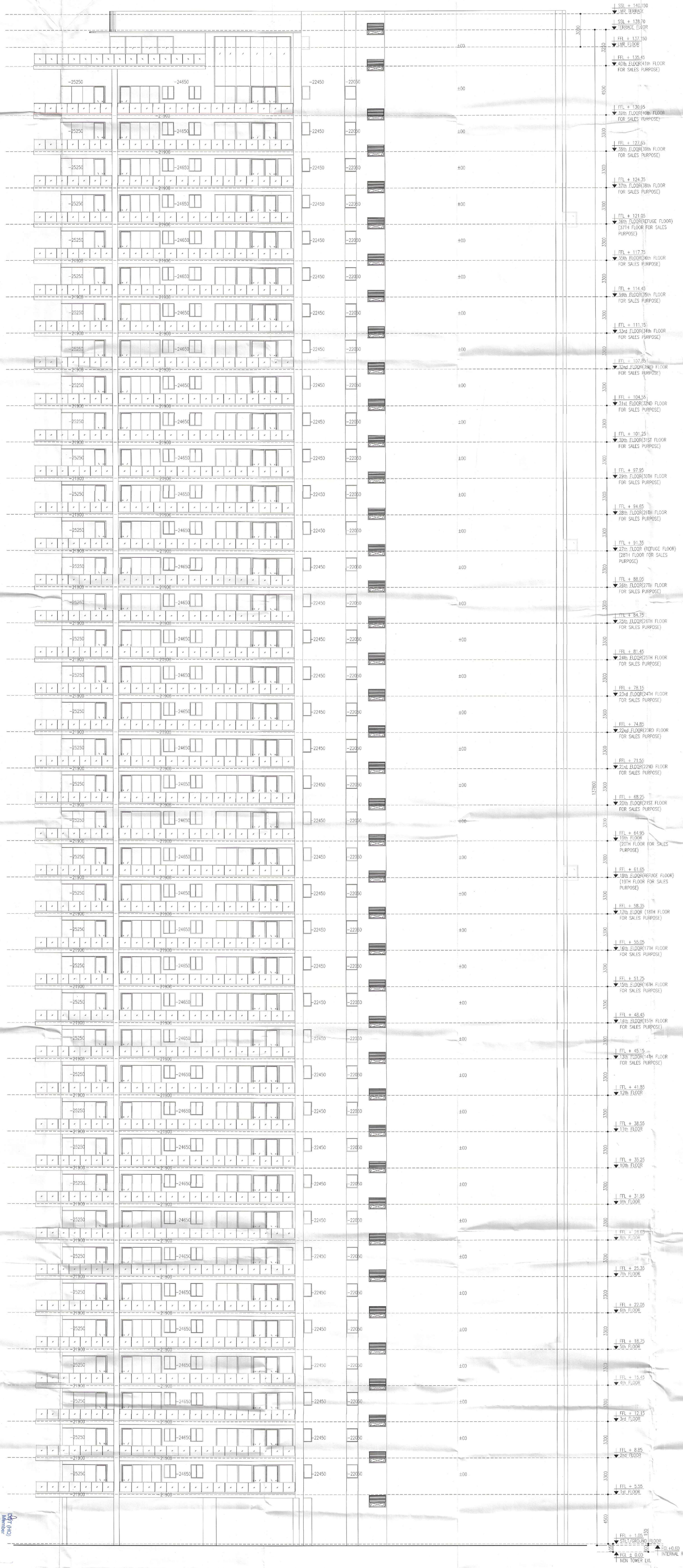
Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 16 ELEVATION-2

Drawing No:- EV-02

140.150 TERRACE
138.70 FLOOR
137.150 FLOOR
135.45 FLOOR (REPOSE)
130.95 FLOOR (REPOSE)
127.65 FLOOR (REPOSE)
124.35 FLOOR (REPOSE)
121.05 FLOOR (SALES REPOSE)
117.75 FLOOR (REPOSE)
114.45 FLOOR (REPOSE)
111.15 FLOOR (REPOSE)
107.85 FLOOR (REPOSE)
104.55 FLOOR (REPOSE)
101.25 FLOOR (REPOSE)
97.95 FLOOR (REPOSE)
94.65 FLOOR (REPOSE)
91.35 FLOOR (SALES REPOSE)
88.05 FLOOR (REPOSE)
84.75 FLOOR (REPOSE)
81.45 FLOOR (REPOSE)
78.15 FLOOR (REPOSE)
74.85 FLOOR (REPOSE)
71.55 FLOOR (REPOSE)
68.25 FLOOR (REPOSE)
64.95 FLOOR (SALES REPOSE)
61.65 FLOOR (SALES REPOSE)
58.35 FLOOR (REPOSE)
55.05 FLOOR (REPOSE)
51.75 FLOOR (REPOSE)
48.45 FLOOR (REPOSE)
45.15 FLOOR (REPOSE)
41.85 FLOOR
38.55 FLOOR
35.25 FLOOR
31.95 FLOOR
28.65 FLOOR
25.35 FLOOR
22.05 FLOOR
18.75 FLOOR
15.45 FLOOR
12.15 FLOOR
+ 8.85 FLOOR
+ 5.55 FLOOR
+ 1.05 FLOOR
± 0.00 ER LVL
3600
3450
4500
3300
3300
3300



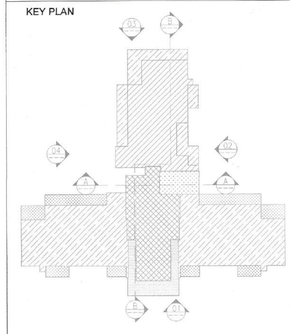
ELEVATION - 4

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



DDT (HQ)
Member
BPAC

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S.T.P.(HQ)
Member Secretary
BPAC

C.T.P.(HQ)
Member
BPAC

AD

PA

ATP

ATP(HQ)

Rajesh Dutt
JD(HQ)

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DATED :

PROJECT:

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Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Rajinder Kumar
CA/2012/55971

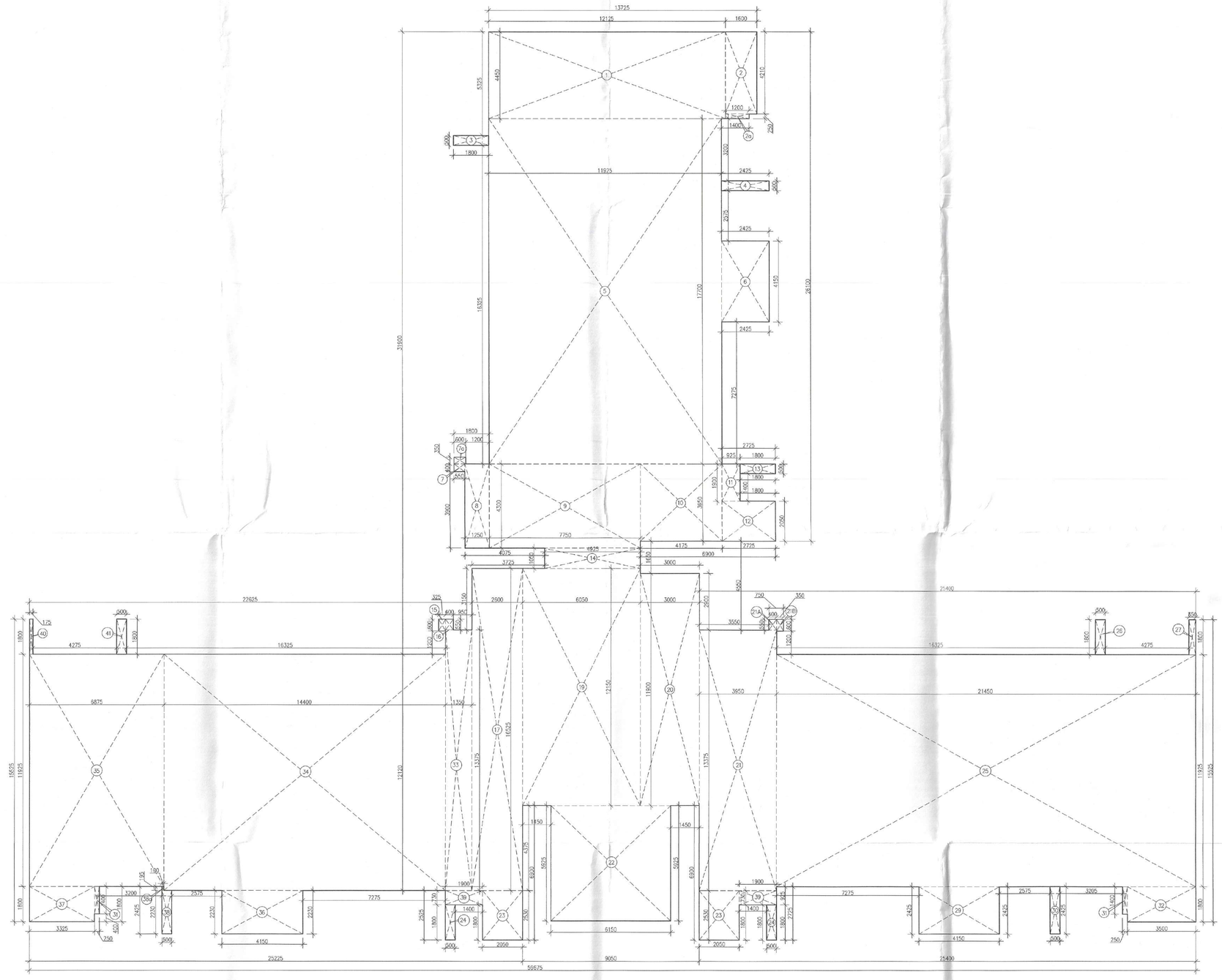
JUNE.-2024. | Scale : 1:100

Drawing Title:-

TOWER- 16
ELEVATION-4

Drawing No:-

EV-04



GROUND COVERAGE
TOWER-16

GROUND COVERAGE TOWER-16									
GROSS – 1									
1	=	1	X	12.125	X	4.450	=	53.956	SQM
2	=	1	X	1.600	X	4.210	=	6.736	SQM
2a	=	1	X	1.200	X	0.250	=	0.300	SQM
3	=	1	X	1.800	X	0.500	=	0.900	SQM
4	=	1	X	2.425	X	0.500	=	1.213	SQM
5	=	1	X	11.925	X	17.700	=	211.073	SQM
6	=	1	X	2.425	X	4.150	=	10.064	SQM
7	=	1	X	0.550	X	0.400	=	0.220	SQM
7a	=	1	X	0.350	X	0.600	=	0.210	SQM
8	=	1	X	1.250	X	4.300	=	5.375	SQM
9	=	1	X	7.750	X	4.300	=	33.325	SQM
10	=	1	X	4.175	X	3.950	=	16.491	SQM
11	=	1	X	0.925	X	1.900	=	1.758	SQM
12	=	1	X	2.725	X	2.050	=	5.586	SQM
13	=	1	X	1.800	X	0.500	=	0.900	SQM
14	=	1	X	4.925	X	1.050	=	5.171	SQM
15	=	1	X	0.325	X	0.600	=	0.195	SQM
16	=	1	X	0.400	X	0.550	=	0.220	SQM
17	=	1	X	2.600	X	16.525	=	42.965	SQM
19	=	1	X	6.050	X	12.150	=	73.508	SQM
20	=	1	X	3.000	X	11.900	=	35.700	SQM
21	=	1	X	3.950	X	13.375	=	52.831	SQM
21A	=	1	X	0.400	X	0.550	=	0.220	SQM
21B	=	1	X	0.350	X	0.600	=	0.210	SQM
22	=	1	X	6.150	X	5.925	=	36.439	SQM
23	=	2	X	2.050	X	2.530	=	10.373	SQM
24	=	2	X	0.500	X	1.800	=	1.800	SQM
25	=	1	X	21.450	X	11.925	=	255.791	SQM
26	=	1	X	0.500	X	1.800	=	0.900	SQM
27	=	1	X	0.350	X	1.800	=	0.630	SQM
29	=	1	X	4.150	X	2.425	=	10.064	SQM
30	=	1	X	0.500	X	2.425	=	1.213	SQM
31	=	2	X	0.250	X	1.400	=	0.700	SQM
32	=	1	X	3.500	X	1.800	=	6.300	SQM
33	=	1	X	1.350	X	13.375	=	18.056	SQM
34	=	1	X	14.400	X	12.120	=	174.528	SQM
35	=	1	X	6.875	X	11.925	=	81.984	SQM
36	=	1	X	4.150	X	2.230	=	9.255	SQM
37	=	1	X	3.325	X	1.800	=	5.985	SQM
38	=	1	X	0.500	X	2.230	=	1.115	SQM
38a	=	1	X	0.100	X	0.195	=	0.020	SQM
39	=	2	X	1.900	X	0.730	=	2.774	SQM
40	=	1	X	0.175	X	1.800	=	0.315	SQM
41	=	1	X	0.500	X	1.800	=	0.900	SQM
TOTAL AREA							=	**1178.267**	**SQM**

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(NR.) Chairman B.P.A.C.
ATP(HQ)
DTP (SC)
AD
PA
ATP
Rajesh Dutt JD(HQ)
DTP(HQ) Member B.P.A.C.

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S.
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Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Rajender Kumar
CA/2012/55971

JUNE-2024. | Scale : 1:100

Drawing Title:-
TOWER- 16
GROUND COVERAGE

Drawing No:-
T16-01A

PLUMBING LEGEND :-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND :-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
W	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND :-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

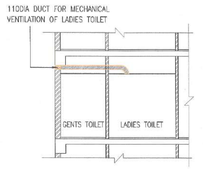
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	B/D ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL. GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR/ WINDOW	DOOR-WINDOW	100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1095 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW1	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700

Stilt/Ground floor Mechanical Ventilation Calculation for WC

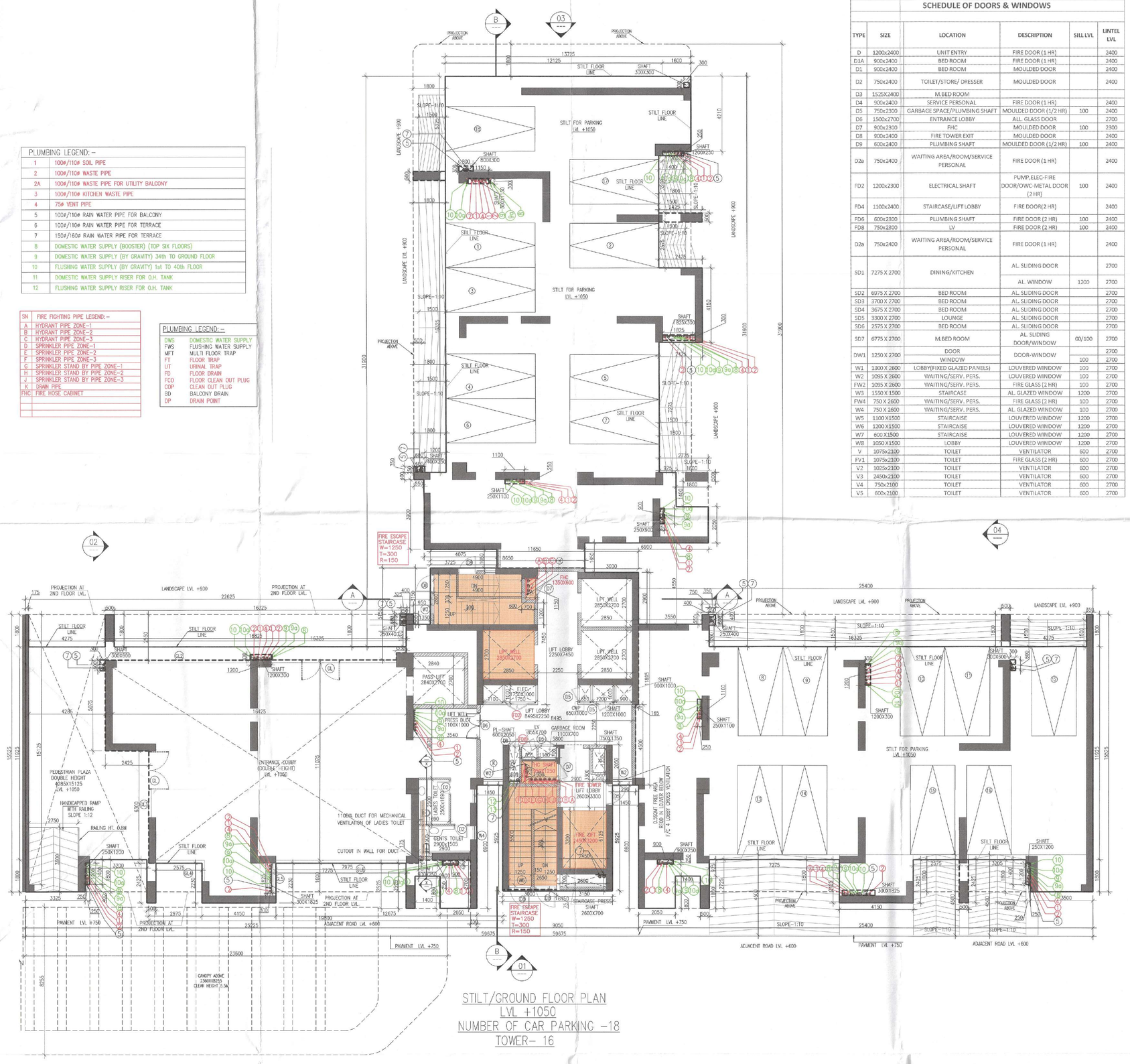
Tower-16-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mm)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mm)	in (ft)	in (Cu.ft)	in (CFM)	Labair (mm)	Diameter (mm)
1	Stilt/Ground floor Mechanical Ventilation Calculation for WC										
1.1	G Floor	2.5	1.68	4.23	45.55	2.70	8.86	403	81	14100 CFM, Inline Fan	300x250x180	510 (OD)

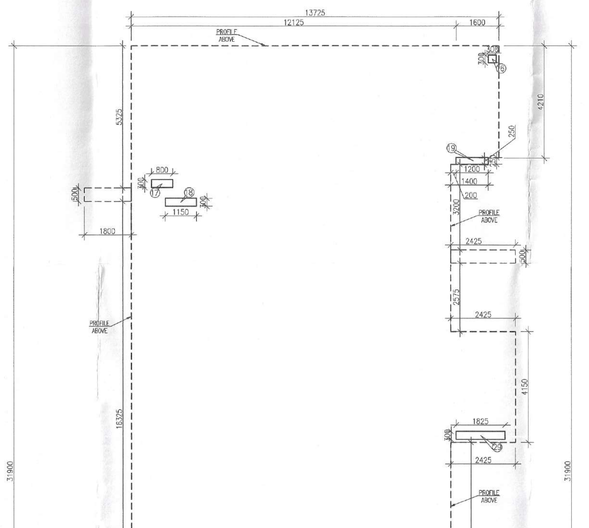
1102A DUCT FOR MECHANICAL VENTILATION OF LADIES TOILET

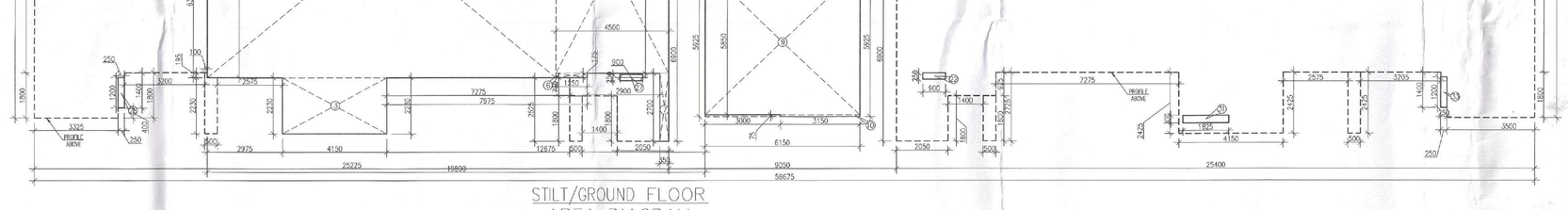


SECTION XX



STILT/GROUND FLOOR PLAN
LVL +1050
NUMBER OF CAR PARKING -18
TOWER- 16

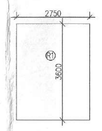




STILT/GROUND FLOOR
AREA DIAGRAM
TOWER-16

FAR AREA CALCULATION OF STILT FLOOR (TOWER-16)

GROSS :-								
1	=	1	X	2.425	X	5.575	=	12.907 SQM
2	=	1	X	13.850	X	11.375	=	157.544 SQM
3	=	1	X	4.150	X	2.230	=	9.255 SQM
4	=	1	X	0.550	X	2.600	=	1.595 SQM
5	=	1	X	4.500	X	8.700	=	39.150 SQM
6	=	1	X	1.950	X	0.175	=	0.341 SQM
7	=	1	X	0.350	X	2.700	=	0.945 SQM
9	=	1	X	5.850	X	8.150	=	35.578 SQM
10	=	1	X	0.075	X	3.150	=	0.236 SQM
11	=	1	X	8.985	X	4.000	=	35.940 SQM
12	=	1	X	13.000	X	2.915	=	37.895 SQM
13	=	1	X	13.000	X	1.590	=	20.670 SQM
14	=	1	X	8.650	X	3.150	=	27.248 SQM
15	=	1	X	3.000	X	2.900	=	8.700 SQM
16	=	1	X	0.300	X	0.300	=	0.090 SQM
17	=	1	X	0.800	X	0.300	=	0.240 SQM
18	=	1	X	1.150	X	0.300	=	0.345 SQM
19	=	1	X	1.000	X	0.250	=	0.300 SQM
20	=	1	X	0.400	X	0.250	=	0.100 SQM
21	=	1	X	1.100	X	0.250	=	0.275 SQM
22	=	2	X	0.250	X	0.900	=	0.450 SQM
23	=	1	X	0.250	X	0.400	=	0.100 SQM
23a	=	1	X	0.400	X	0.550	=	0.220 SQM
24	=	1	X	1.200	X	0.300	=	0.360 SQM
25	=	1	X	0.300	X	0.600	=	0.180 SQM
26	=	1	X	0.250	X	1.200	=	0.300 SQM
27	=	2	X	0.900	X	0.250	=	0.450 SQM
28	=	1	X	0.250	X	1.100	=	0.275 SQM
29	=	1	X	1.875	X	0.300	=	0.563 SQM
30	=	1	X	0.300	X	1.200	=	0.360 SQM
31	=	1	X	1.825	X	0.300	=	0.548 SQM
32	=	1	X	0.300	X	0.600	=	0.180 SQM
33	=	1	X	0.250	X	1.200	=	0.300 SQM
			TOTAL AREA				=	397.308 SQM
GROUND COVERAGE (REFER SHEET T16-01A)							=	1178.267 SQM
RAMP AREA								
R1	=	1	X	2.75	X	3	=	8.25 SQM
PARKING AREA	=	ROUND COVETAGE	-	GROSS-1	-	RAMP AREA		
	=	1178.267	-	397.308	-	8.25		
	=	772.659						
ECS @ 28SQM	=	772.659	/	28	=	27.595 SAY		28 ECS
NUMBER OF CAR DAYS					=	18		



STILT RAMP AREA DIAGRAM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P.(HQ) Member Secretary B.P.A.C. | S.TP.(G) Member B.P.A.C. | C.T.P.(G/R) Chairman B.P.A.C.

AD | PA | ATP

DTP (HQ) | ATP (HQ)

Rajbir Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N
NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) Member BPAC
Ar. Ravinder Kumar CA/2012/55571

Checked and found ok for Public Health (Internal) Service only subject to comments in its covering letter No. 2012/2 Dt. 25/07/2024

JUNE-2024 | SCALE: 1:100

Drawing Title: Tehsil Pandhala

TOWER- 16
STILT/ GROUND FLOOR PLAN, GROUND FAR AREA

Drawing No:- T16-01

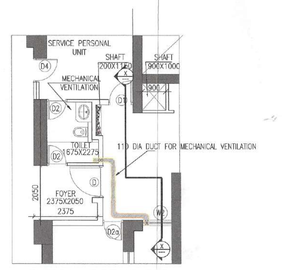
PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O/H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O/H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

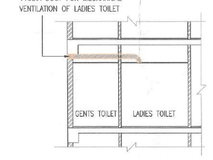
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1575X2400	M.BED ROOM			2400
D4	900x2800	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2800	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2800	FHC	MOULDED DOOR	100	2300
D8	900x2800	FIRE TOWER EDT	MOULDED DOOR		2400
D9	600x2800	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2800	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (1 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (1 HR)	100	2400
D2a	750x2800	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINNING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	9300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW	DOOR-WINDOW	100	2700
W1	1300 X 2600	LOBBY(FIXED-GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1085 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1085 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 3500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCASE	LOUVERED WINDOW	1700	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	900x2100	TOILET	VENTILATOR	600	2700



TYPICAL DETAIL FOR
MECHANICAL VENTILATION OF TOILET AREA

Stilt/Ground floor Mechanical Ventilation Calculation for WC												
Tower-16-Toilet Exhaust sheet												
S.No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size	
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu. Ft)	in (CFM)		Lxbxh (mm)	Diameter (mm)
1	Stilt/Ground floor Mechanical Ventilation Calculation for WC											
1.1	G Floor	2.3	1.69	4.23	45.55	2.70	8.86	403	81	1x100 CFM, Inline Fan	300x150x180	110 (OD)



SECTION XX

Note:-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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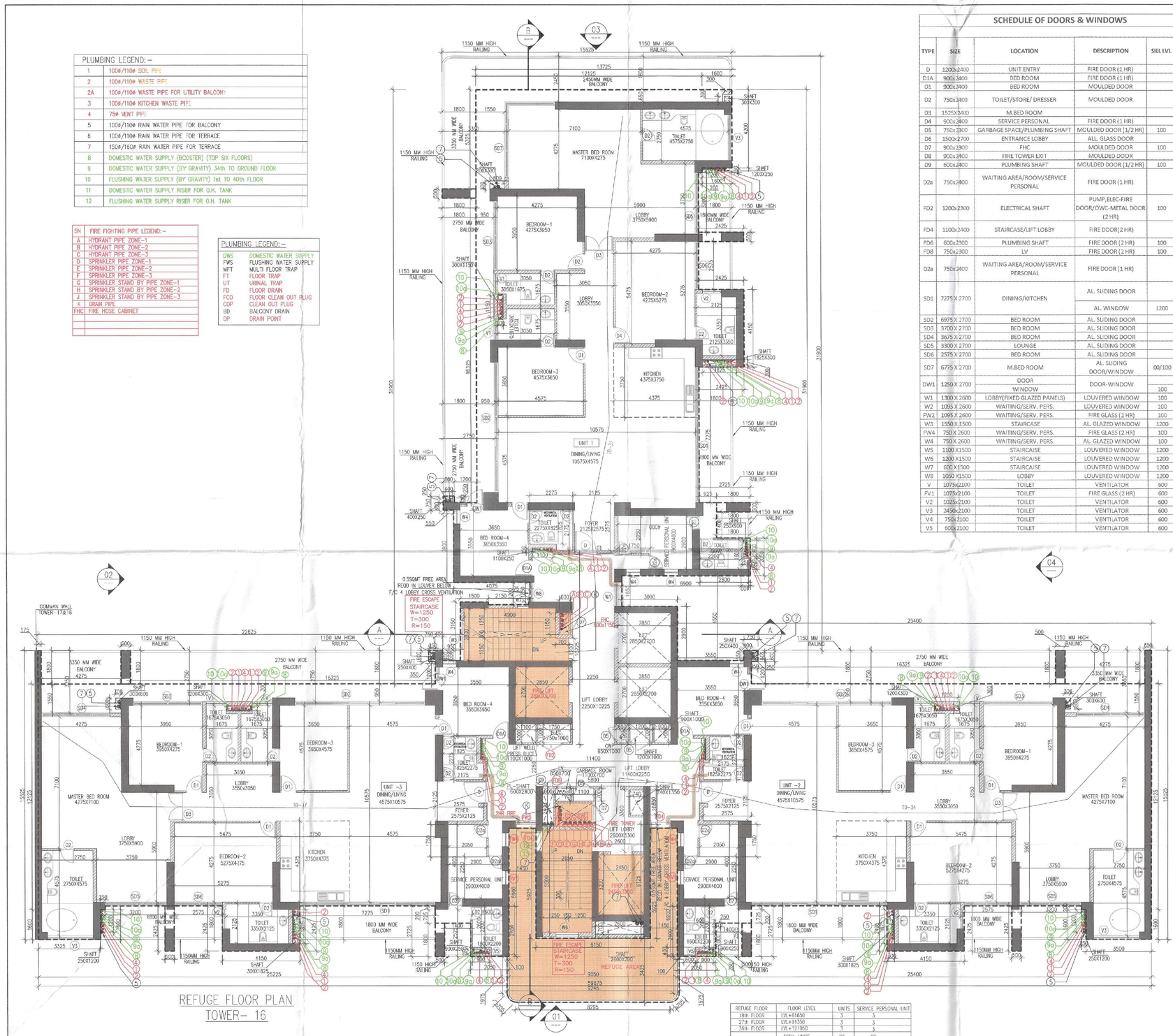
S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP(HQ)

Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :


COMMON WALL TOWER-17&16
FIRE ESCAPE STAIRCASE W=1250 T=300 R=150
0.55SQM FREE AREA/FLOOR IN LOUVER BELOW F/C 4 LOBBY CROSS VENTILATION
LIFT LOBBY 2250X10225
FIRE LIFT 2400X2300
FIRE TOWER LIFT LOBBY 2300X3300
REFUGE AREA 4882
SERVICE PERSONAL UNIT 2300X4000
UNIT-1 DINING/LIVING 10575X4575
UNIT-2 DINING/LIVING 4575X10575
UNIT-3 DINING/LIVING 4575X10575
MASTER BED ROOM 4275X7100
BEDROOM-1 3950X4275
BEDROOM-2 5275X4275
BEDROOM-3 3650X3575
BEDROOM-4 3650X3550
KITCHEN 3750X4375
LOBBY 3750X5900
TOILET 2750X4575
SHAFT 2500X1200
SHAFT 3050X1800
SHAFT 2500X1000
SHAFT 2500X2700
SHAFT 3050X1575
SHAFT 2500X1100
SHAFT 2500X1350
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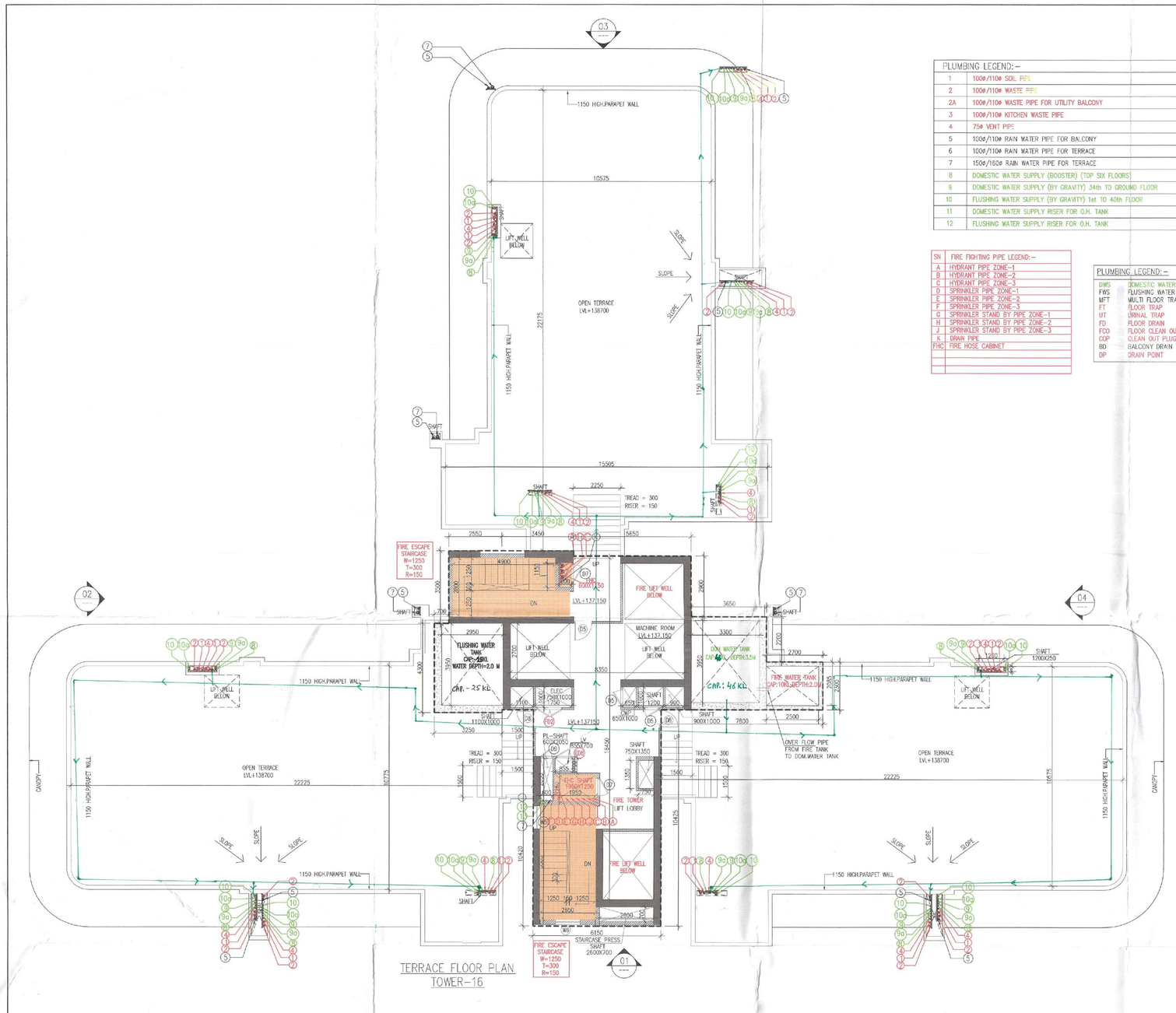
SHAFT 2500X1200
SHAFT 2500X1250
SHAFT 2500X1400
SHAFT 2500X1300
SHAFT 2500X1100

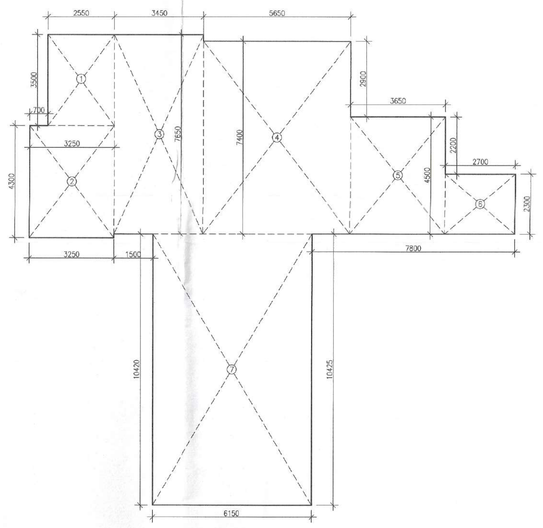


PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

LMR TERRACE PLAN
LVL +140150
TOWER -16



MUMTY & MACHINE ROOM
AREA DIAGRAM
TOWER-16

MUMTY & MACHINE ROOM AREA TOWER -16								
GROSS -A								
1	1	X	2.550	X	3.500	=	8.925	SQM
2	1	X	3.250	X	4.300	=	13.975	SQM
3	1	X	3.450	X	7.600	=	26.393	SQM
4	1	X	5.650	X	7.400	=	41.810	SQM
5	1	X	3.650	X	4.500	=	16.425	SQM
6	1	X	2.700	X	2.300	=	6.210	SQM
7	1	X	6.150	X	10.420	=	64.083	SQM
					TOTAL	=	177.821	SQM

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DTP (HQ) AD — PA — ATP — ADD(HQ) — Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE
DDT (HQ) Member BPAC
Ar. Ranjeet Kumar
CA/2012/65971

Checked and found ok for Public Health (Internal) Service only subject to comments in forwarding letter No. 2417/23 dt. 23/7/24

JUNE-2024. | Scale :

Drawing Title:- TOWER-16 TERRACE & LMR/MACHINE ROOM FLOOR PLAN & AREA CALCULATION

Superintending Engineer (HQ) Chief Engineer-I Gurugram

Drawing No:- TT646

PLUMBING LEGEND:-	
1	100#/110# SOIL PIPE
2	100#/110# WASTE PIPE
2A	100#/110# WASTE PIPE FOR UTILITY BALCONY
3	100#/110# KITCHEN WASTE PIPE
4	75# VENT PIPE
5	100#/110# RAIN WATER PIPE FOR BALCONY
6	100#/110# RAIN WATER PIPE FOR TERRACE
7	150#/160# RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
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11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

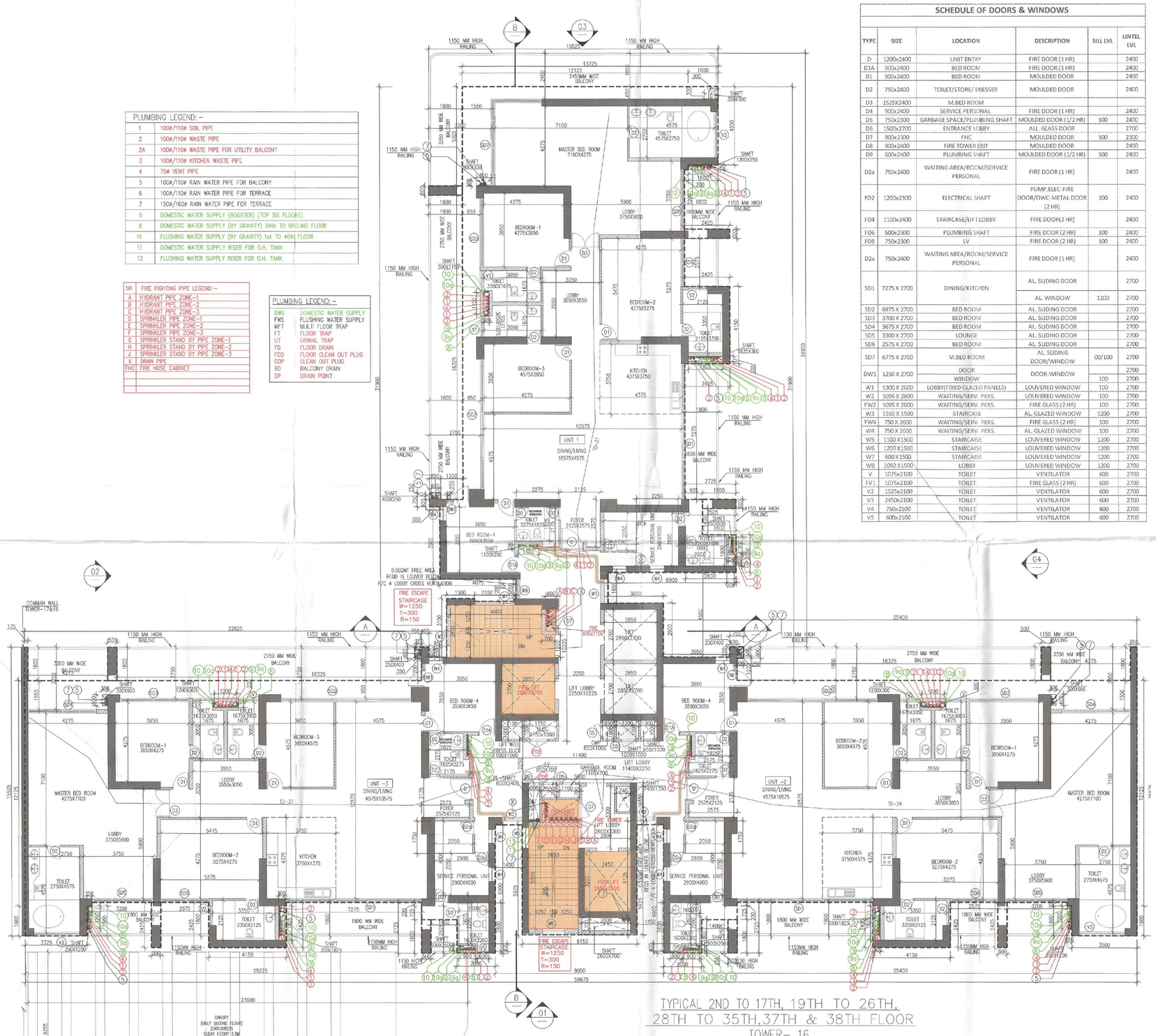
SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

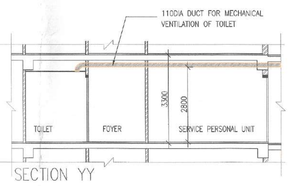
TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD5	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL WINDOW	1200	2700
SD3	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR WINDOW	DOOR-WINDOW		2700
			WINDOW	100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1055 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2100	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1500 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W6	1200X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W7	600X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL UNIT
2nd FLOOR	LVL+4850	3	3
3rd FLOOR	LVL+7750	3	3
4th FLOOR	LVL+10650	3	3
5th FLOOR	LVL+13550	3	3
6th FLOOR	LVL+16450	3	3
7th FLOOR	LVL+19350	3	3
8th FLOOR	LVL+22250	3	3
9th FLOOR	LVL+25150	3	3
10th FLOOR	LVL+28050	3	3
11th FLOOR	LVL+30950	3	3
12th FLOOR	LVL+33850	3	3
13th FLOOR	LVL+36750	3	3
14th FLOOR	LVL+39650	3	3
15th FLOOR	LVL+42550	3	3
16th FLOOR	LVL+45450	3	3
17th FLOOR	LVL+48350	3	3
19th FLOOR	LVL+54150	3	3
20th FLOOR	LVL+57050	3	3
21st FLOOR	LVL+59950	3	3
22nd FLOOR	LVL+62850	3	3
23rd FLOOR	LVL+65750	3	3
24th FLOOR	LVL+68650	3	3
25th FLOOR	LVL+71550	3	3
26th FLOOR	LVL+74450	3	3
28th FLOOR	LVL+80250	3	3
29th FLOOR	LVL+83150	3	3
30th FLOOR	LVL+86050	3	3
31st FLOOR	LVL+88950	3	3
32nd FLOOR	LVL+91850	3	3
33rd FLOOR	LVL+94750	3	3
34th FLOOR	LVL+97650	3	3
35th FLOOR	LVL+100550	3	3
37th FLOOR	LVL+106350	3	3
38th FLOOR	LVL+109250	3	3
	TOTAL UNITS =	102	102

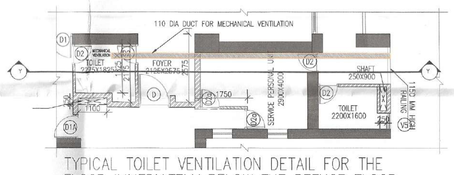


TYPICAL 2ND TO 17TH, 19TH TO 26TH, 28TH TO 35TH,37TH & 38TH FLOOR TOWER- 16

TYPICAL DETAIL FOR MECHANICAL VENTILATION OF TOILET AREA

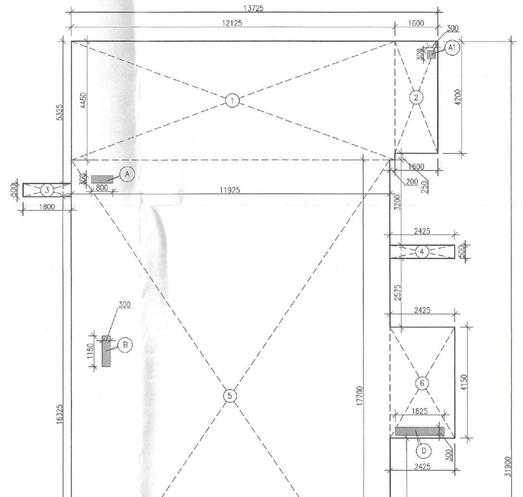


SECTION YY



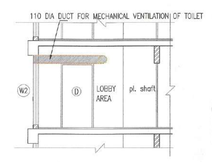
TYPICAL TOILET VENTILATION DETAIL FOR THE FLOOR IMMEDIATELY BELOW THE REFUGE FLOOR.

17th FLOOR
26th FLOOR
35th FLOOR



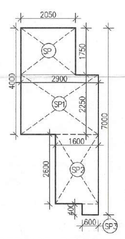
TYPICAL FLOOR 2ND TO 39TH AREA DIAGRAM TOWER -16

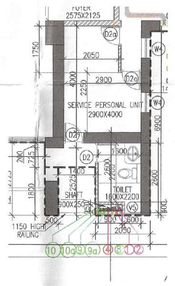
Typical Mechanical Ventilation Calculation for WC										
Tower-16-Toilet Exhaust sheet										
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height	Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu/ft)	in (CFM)	LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC										
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	18100 CFM, Inline Fan	300x250x180	110 (OD)



SECTION XX

PERSONAL SERVICE AREA									
GROSS – XX									
SP	=	1	X	2.050	X	1.750	=	3.588	SQM
SP1	=	1	X	2.250	X	2.900	=	6.525	SQM
SP2	=	1	X	1.600		2.600	=	4.160	
SP3	=	1	X	0.600	X	0.400	=	0.240	SQM
						TOTAL	=	14.513	SQM





SERVICE PERSONAL UNIT (CARPET AREA) AREA DIAGRAM TOWER-16

FAR AREA CALCULATION OF TYPICAL FLOOR 2ND TO 39TH (TOWER-16)									
GROSS – 1									
1	=	1	X	12.125	X	4.450	=	53.956	SQM
2	=	1	X	1.600	X	4.200	=	6.720	SQM
3	=	1	X	1.800	X	0.500	=	0.900	SQM
4	=	1	X	2.425	X	0.500	=	1.213	SQM
5	=	1	X	11.925	X	17.700	=	211.073	SQM
6	=	1	X	2.425	X	4.150	=	10.064	SQM
7	=	1	X	0.550	X	0.400	=	0.220	SQM
7a	=	1	X	0.600	X	0.350	=	0.210	SQM
8	=	1	X	1.250	X	4.300	=	5.375	SQM
9	=	1	X	7.750	X	4.300	=	33.325	SQM
10	=	1	X	4.175	X	3.950	=	16.491	SQM
11	=	1	X	0.925	X	1.500	=	1.758	SQM
12	=	1	X	2.725	X	2.050	=	5.586	SQM
13	=	1	X	1.800	X	0.500	=	0.900	SQM
14	=	1	X	1.500	X	0.150	=	0.225	SQM
15	=	1	X	0.350	X	0.600	=	0.210	SQM
16	=	1	X	0.400	X	0.550	=	0.220	SQM
17	=	1	X	2.600	X	16.375	=	42.575	SQM
17A	=	2	X	1.450	X	0.200	=	0.580	SQM
18	=	1	X	1.120	X	11.800	=	13.216	SQM
18a	=	1	X	0.075	X	0.150	=	0.011	SQM
19	=	1	X	4.930	X	13.000	=	64.090	SQM
20	=	1	X	3.000	X	11.700	=	35.100	SQM
21	=	1	X	3.950	X	13.375	=	52.831	SQM
21A	=	1	X	0.400	X	0.550	=	0.220	SQM
21B	=	1	X	0.350	X	0.600	=	0.210	SQM
22	=	1	X	6.150	X	6.125	=	37.669	SQM
23	=	2	X	2.050	X	2.530	=	10.373	SQM
24	=	2	X	0.500	X	1.800	=	1.800	SQM
25	=	1	X	17.950	X	11.925	=	214.054	SQM
26	=	1	X	0.500	X	1.800	=	0.900	SQM
27	=	1	X	0.350	X	1.800	=	0.630	SQM
28	=	1	X	3.500	X	12.125	=	42.438	SQM
29	=	1	X	4.150	X	2.425	=	10.064	SQM
30	=	1	X	0.500	X	2.425	=	1.213	SQM
31A	=	1	X	0.200	X	0.250	=	0.050	SQM
32	=	1	X	3.500	X	1.800	=	6.600	SQM
33	=	1	X	1.350	X	13.375	=	18.056	SQM
34	=	1	X	17.700	X	11.925	=	211.073	SQM
35	=	1	X	3.575	X	12.125	=	43.347	SQM
36	=	1	X	4.150	X	2.425	=	10.064	SQM
37	=	1	X	3.325	X	1.600	=	5.320	SQM
38	=	1	X	0.500	X	2.425	=	1.213	SQM
39	=	2	X	1.800	X	0.725	=	2.755	SQM
40	=	1	X	0.175	X	1.800	=	0.315	SQM
41	=	1	X	0.500	X	1.800	=	0.900	SQM
				TOTAL AREA			=	1178.110	SQM
GROSS -2				DEDUCTION AREA					
A	=	1	X	0.800	X	0.300	=	0.240	SQM
A1	=	1	X	0.300	X	0.300	=	0.090	SQM
B	=	1	X	0.300	X	1.150	=	0.345	SQM
C	=	1	X	0.250	X	0.400	=	0.100	SQM
D	=	1	X	1.825	X	0.300	=	0.548	SQM
E	=	1	X	1.100	X	0.250	=	0.275	SQM
F	=	3	X	2.800	X	2.700	=	23.085	SQM
F1	=	1	X	0.600	X	1.150	=	0.690	SQM
G	=	1	X	1.100	X	1.000	=	1.100	SQM
H	=	1	X	1.750	X	1.000	=	1.750	SQM
J	=	1	X	0.650	X	1.000	=	0.650	SQM
K	=	1	X	1.200	X	1.000	=	1.200	SQM
L	=	1	X	0.900	X	1.000	=	0.900	SQM
M	=	1	X	0.250	X	1.100	=	0.275	SQM
N	=	1	X	1.200	X	0.300	=	0.360	SQM
P	=	1	X	0.300	X	0.600	=	0.180	SQM
Q	=	1	X	0.300	X	1.825	=	0.548	SQM
R	=	1	X	0.300	X	1.825	=	0.548	SQM
S	=	1	X	1.200	X	0.300	=	0.360	SQM
T	=	1	X	0.300	X	0.600	=	0.180	SQM
U	=	1	X	0.250	X	1.100	=	0.275	SQM
V1	=	3	X	0.900	X	0.250	=	0.675	SQM
U1	=	2	X	0.250	X	0.400	=	0.200	SQM
				TOTAL AREA			=	34.573	SQM
				GROSS -3(STAIRCASE DEDUCATION AREA)					
ST	=	1	X	0.700	X	1.200	=	0.840	SQM
ST1	=	1	X	4.900	X	2.800	=	13.720	SQM
ST2	=	1	X	5.800	X	2.050	=	11.890	SQM
ST3	=	1	X	6.150	X	6.125	=	37.669	SQM
				TOTAL AREA			=	64.119	SQM

FAR AREA OF TYPICAL FLOOR	GROSS – 1	-	GROSS -2	-	GROSS -3
	1175.110	-	34.573	-	64.119
	1076.418	SQM			
BUILT-UP AREA OF TYPICAL FLOOR	FAR AREA	+	GROSS-3		
	1076.418	+	64.119		
	1140.537	SQM			

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR.) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP (HQ)

Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2012/55971

DD(HQ) Member BPAC

Checked and found ok for Public Health (Internal) Services only subject to comments in ph forwarding letter No.: 24413 Dt.: 23/07/2024

JUNE-2024. Scale 1:100

Drawing Title: Superintending Engineer (HQ) Chief Engineer I Gurugram

TOWER- 16

TYPICAL FLOOR PLAN & 2ND TO 39TH FLOOR FAR AREA CALCULATION

Drawing No:- T16-03

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWP	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
GT	GARBAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSIR	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	800x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC.FIRE DOOR/OVAC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL SLIDING DOOR		2700
			AL WINDOW	1200	2700
SD2	5175 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1095 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL GLAZED WINDOW	1200	2700
FW4	750 X 3500	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1075x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700

FAR AREA CALCULATION OF FIRST FLOOR TOWER-17

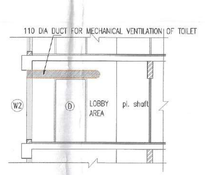
GROSS-A								
1	1	X	13.725	X	4.200	=	57.645	SQM
2	1	X	11.925	X	21.960	=	261.196	SQM
3	1	X	2.425	X	4.150	=	10.064	SQM
4	1	X	1.250	X	4.300	=	5.375	SQM
5	1	X	2.750	X	0.350	=	0.973	SQM
5a	1	X	0.150	X	0.075	=	0.011	SQM
6	1	X	1.450	X	1.900	=	2.755	SQM
7	1	X	2.725	X	2.050	=	5.586	SQM
8	1	X	4.625	X	1.550	=	7.634	SQM
9	1	X	1.500	X	3.150	=	4.725	SQM
10	1	X	7.150	X	3.000	=	21.450	SQM
11	1	X	3.000	X	2.950	=	8.700	SQM
12	1	X	3.950	X	13.180	=	52.061	SQM
13	1	X	1.450	X	8.805	=	12.767	SQM
14	1	X	7.610	X	8.805	=	67.006	SQM
15	1	X	3.240	X	13.200	=	42.768	SQM
16	1	X	0.700	X	1.600	=	1.120	SQM
17	1	X	1.250	X	11.725	=	14.719	SQM
18	1	X	16.275	X	5.075	=	82.596	SQM
19	1	X	13.850	X	6.300	=	87.255	SQM
20	1	X	4.140	X	2.225	=	9.212	SQM
21	1	X	3.000	X	6.125	=	18.373	SQM
22	1	X	3.150	X	6.125	=	19.294	SQM
23	1	X	2.050	X	2.725	=	5.586	SQM
24	1	X	1.900	X	1.450	=	2.755	SQM
25	1	X	21.450	X	11.925	=	255.791	SQM
26	1	X	4.150	X	2.425	=	10.064	SQM
27	1	X	3.750	X	0.200	=	0.750	SQM
28	1	X	3.500	X	1.600	=	5.600	SQM
29	1	X	0.350	X	1.800	=	0.630	SQM
30	2	X	0.500	X	1.800	=	1.800	SQM
30a	2	X	0.500	X	2.425	=	2.425	SQM
31	2	X	0.500	X	1.275	=	1.275	SQM
32	1	X	0.510	X	2.525	=	1.288	SQM
33	1	X	0.350	X	2.700	=	0.945	SQM
33a	1	X	0.010	X	4.200	=	0.042	SQM
34	1	X	0.200	X	1.450	=	0.290	SQM
35	1	X	1.450	X	0.200	=	0.290	SQM
36	1	X	0.400	X	0.545	=	0.218	SQM
37	1	X	0.350	X	0.600	=	0.210	SQM
38	1	X	0.550	X	0.400	=	0.220	SQM
39a	1	X	0.600	X	0.350	=	0.210	SQM
39	1	X	0.350	X	0.600	=	0.210	SQM
40	1	X	0.500	X	1.500	=	0.750	SQM
41	1	X	0.250	X	0.400	=	0.100	SQM
41A	1	X	2.000	X	0.400	=	0.800	SQM
42	1	X	0.200	X	3.000	=	0.600	SQM
43	1	X	0.475	X	0.400	=	0.190	SQM
44	1	X	0.175	X	15.125	=	2.647	SQM
				TOTAL		=	1085.853	SQM
GROSS – B			DEDUCTION					
A	1	X	0.800	X	0.300	=	0.240	SQM
B	1	X	0.300	X	0.300	=	0.090	SQM
C	1	X	0.300	X	1.150	=	0.345	SQM
CA	1	X	0.400	X	0.250	=	0.100	SQM
C1	1	X	1.825	X	0.300	=	0.548	SQM
DA	1	X	0.250	X	0.900	=	0.225	SQM
E	1	X	1.350	X	0.600	=	0.810	SQM
E1	3	X	0.250	X	0.400	=	0.100	SQM
F	3	X	2.850	X	2.700	=	23.085	SQM
G	1	X	1.100	X	1.000	=	1.100	SQM
H	1	X	1.750	X	1.000	=	1.750	SQM
J	1	X	0.650	X	1.000	=	0.650	SQM
K	1	X	1.200	X	1.000	=	1.200	SQM
L	1	X	0.900	X	1.000	=	0.900	SQM
M	1	X	2.850	X	2.700	=	7.709	SQM
N	1	X	0.250	X	1.100	=	0.275	SQM
P	1	X	1.200	X	0.300	=	0.360	SQM
Q	1	X	0.300	X	0.600	=	0.180	SQM
R	1	X	0.300	X	1.825	=	0.548	SQM
R1	1	X	0.250	X	0.900	=	0.225	SQM
T	1	X	0.200	X	1.100	=	0.220	SQM
U	1	X	0.300	X	3.475	=	1.043	SQM
V	1	X	0.550	X	10.825	=	5.954	SQM
W	1	X	13.450	X	11.075	=	148.959	SQM
X	1	X	2.175	X	0.250	=	0.544	SQM
Y	1	X	2.425	X	4.275	=	10.367	SQM
Z	1	X	0.250	X	3.750	=	0.938	SQM
Z1	1	X	0.250	X	1.175	=	0.294	SQM
Z2	1	X	3.590	X	1.975	=	7.090	SQM
				TOTAL		=	215.846	SQM
GROSS – C			STAIRCASE AREA OF FIRST FLOOR					
ST1	1	X	0.700	X	1.200	=	0.840	SQM
ST1A	1	X	4.900	X	2.800	=	13.720	SQM
ST2	1	X	5.800	X	2.050	=	11.890	SQM
ST3	1	X	8.150	X	6.125	=	37.669	SQM
				TOTAL		=	64.119	SQM

	=	GROSS – A	-	GROSS – B	-	GROSS – C		
	=	1085.533	-	215.846	-	64.119		
TOTAL FAR AREA OF FIRST FLOOR	=	TOTAL	=	808.969	SQM			
	=	FAR AREA	+	GROSS – C				
	=	808.969	+	64.119				
TOTAL BUILTUP AREA OF FIRST FLOOR	=	TOTAL	=	873.088	SQM			

FIRST FLOOR PLAN
LVL+5550
NO OF UNITS-2
NO OF SERVICE PERSONAL-2
TOWER- 17

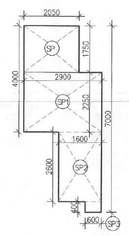
TOILET DETAIL (Typical)

Typical Mechanical Ventilation Calculation for WC											
Tower-17-Toilet Exhaust sheet											
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	1#100 CFM, Inline Fan	300x250x180	110 (OD)

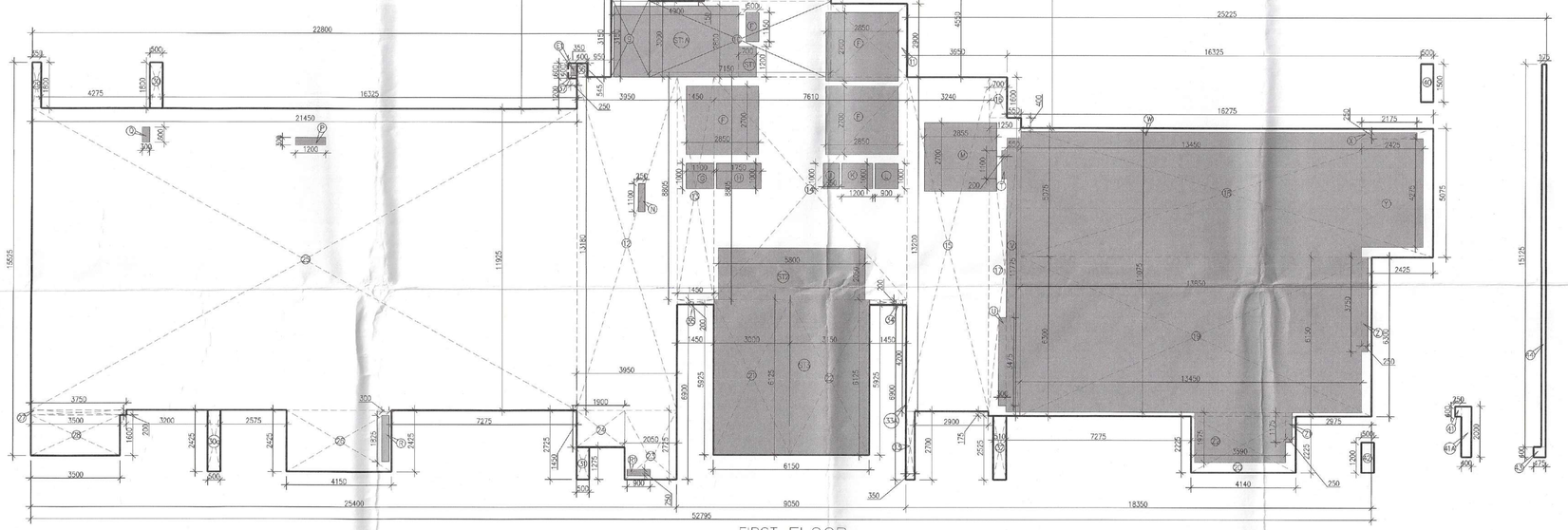


SECTION XX

PERSONAL SERVICE AREA									
GROSS – XX									
SP	=	1	X	2.050	X	1.750	=	3.588	SQM
SP1	=	1	X	2.250	X	2.900	=	6.525	SQM
SP2	=	1	X	1.600		2.600		4.160	SQM
SP3	=	1	X	0.600	X	0.400	=	0.240	SQM
						TOTAL	=	14.513	SQM



SERVICE PERSONAL UNIT
(CARPET AREA)
AREA DIAGRAM TOWER-17



FIRST FLOOR
AREA DIAGRAM
TOWER-17

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P. (HQ) Member B.P.A.C. | A.T.P. (G) Member B.P.A.C. | C.T.P. (HR) Chairman B.P.A.C.

AD | PA | ATP | DTP (HQ) | ATP (HQ)

Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) Member BPAC

Ar. Ravinder Kumar CA/2012/55971

Checked and found ok for Public Health (Internal) Service only subject to commants in letter dtd 24.03.23 DV 2367/24

Executive Engineer (HQ) Municipal Engineer

JUNE-2024. | Scale:-

Drawing Title:- TOWER-17 FIRST FLOOR PLAN & FAR AREA CALCULATION

Drawing No:- T17-02

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 34 TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
I	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
CCP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP ELEC-FIRE DOOR/DWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(1 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL SLIDING DOOR		2700
			AL WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	3065 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1350 X 1500	STAIRCASE	AL GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W6	1300 X1500	STAIRCAISE	LOUVERED WINDOW	1300	2700
W7	900 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	3075x2100	TOILET	VENTILATOR	600	2700
FV1	3075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2650x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTRATOR	600	2700

FAR AREA CALCULATION OF 40TH FLOOR PLAN TOWER-17

GROSS -A											
1	1	X			8.945	X	1.000	=	8.945	SQM	
2	1	X			10.975	X	7.300	=	80.118	SQM	
4	1	X			0.200	X	1.200	=	0.240	SQM	
5	1	X			10.980	X	8.175	=	89.762	SQM	
6	1	X			0.195	X	1.400	=	0.283	SQM	
7	1	X			2.230	X	1.000	=	2.230	SQM	
8	1	X			2.700	X	0.500	=	1.350	SQM	
9A	1	X			4.175	X	4.500	=	18.788	SQM	
10	1	X			0.025	X	3.950	=	0.099	SQM	
11	1	X			6.805	X	4.850	=	33.004	SQM	
12	1	X			0.800	X	4.850	=	2.910	SQM	
13	1	X			1.600	X	4.300	=	6.880	SQM	
14	1	X			0.550	X	0.350	=	0.193	SQM	
14a	1	X			0.800	X	0.400	=	0.240	SQM	
15	1	X			1.500	X	0.150	=	0.225	SQM	
16	1	X			2.700	X	0.350	=	0.945	SQM	
16A	1	X			4.925	X	1.200	=	5.910	SQM	
17	1	X			2.605	X	4.600	=	11.983	SQM	
18	1	X			0.400	X	0.550	=	0.220	SQM	
18a	1	X			0.400	X	0.600	=	0.240	SQM	
19	1	X			1.350	X	1.600	=	2.160	SQM	
20	1	X			4.500	X	0.600	=	2.700	SQM	
21	1	X			0.355	X	12.000	=	4.260	SQM	
21a	1	X			0.075	X	0.150	=	0.011	SQM	
22	1	X			5.895	X	11.600	=	67.201	SQM	
23	1	X			2.645	X	11.700	=	30.947	SQM	
24	1	X			0.355	X	11.900	=	4.225	SQM	
25	1	X			5.150	X	6.125	=	37.669	SQM	
26	1	X			3.855	X	1.600	=	6.320	SQM	
27	1	X			0.400	X	0.550	=	0.220	SQM	
27a	1	X			0.400	X	0.600	=	0.240	SQM	
28	1	X			4.500	X	11.600	=	52.200	SQM	
29	1	X			15.425	X	10.975	=	169.289	SQM	
29A	1	X			1.050	X	8.760	=	9.198	SQM	
30	1	X			0.700	X	0.200	=	0.140	SQM	
31	1	X			1.200	X	0.200	=	0.240	SQM	
33	1	X			0.350	X	2.700	=	0.945	SQM	
34	1	X			0.500	X	2.525	=	1.263	SQM	
35	1	X			1.450	X	0.200	=	0.290	SQM	
36	1	X			1.000	X	2.225	=	2.225	SQM	
37	1	X			0.350	X	2.700	=	0.945	SQM	
38	1	X			0.500	X	2.725	=	1.363	SQM	
39	2	X			1.095	X	0.200	=	0.438	SQM	
40	1	X			0.025	X	3.250	=	0.081	SQM	
41	1	X			3.950	X	10.975	=	43.351	SQM	
42	1	X			16.975	X	10.975	=	179.328	SQM	
42A	1	X			1.050	X	8.940	=	9.387	SQM	
43	1	X			1.200	X	0.200	=	0.240	SQM	
45	1	X			1.450	X	0.200	=	0.290	SQM	
46	1	X			1.000	X	2.225	=	2.225	SQM	
K1	1	X	0.5	X	1.015	X	1.000	=	0.508	SQM	
K2	1	X	0.5	X	1.010	X	1.000	=	0.505	SQM	
K3	1	X	0.5	X	1.050	X	1.000	=	0.551	SQM	
K4	1	X	0.5	X	1.050	X	1.105	=	0.612	SQM	
K5	1	X	0.5	X	1.050	X	0.985	=	0.517	SQM	
K6	1	X	0.5	X	1.050	X	1.050	=	0.551	SQM	
							TOTAL	=	893.194	SQM	

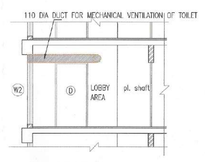
GROSS - B					DEDUCTION					
A	1	X		X	1.550	X	1.675	=	2.596	SQM
A1	3	X		X	0.290	X	2.375	=	1.781	SQM
B	1	X		X	4.900	X	8.325	=	40.793	SQM
C	1	X		X	0.300	X	0.400	=	0.120	SQM
D	2	X		X	1.825	X	0.300	=	1.095	SQM
E	1	X		X	0.800	X	1.150	=	0.690	SQM
F	3	X		X	2.850	X	2.700	=	23.085	SQM
G	1	X		X	0.650	X	1.000	=	0.650	SQM
H	1	X		X	1.200	X	1.000	=	1.200	SQM
J	1	X		X	0.900	X	1.000	=	0.900	SQM
K	1	X		X	1.100	X	1.000	=	1.100	SQM
L	1	X		X	1.750	X	1.000	=	1.750	SQM
M	1	X		X	8.325	X	4.900	=	40.793	SQM
N	1	X		X	1.675	X	1.550	=	2.596	SQM
P	2	X		X	0.300	X	0.400	=	0.240	SQM
Q	2	X		X	1.825	X	1.825	=	1.005	SQM
S	1	X		X	8.325	X	4.900	=	40.793	SQM
T	1	X		X	1.675	X	1.550	=	2.596	SQM
U	2	X		X	0.300	X	1.825	=	1.095	SQM
							TOTAL	=	164.968	SQM

GROSS - C					STAIRCASE AREA					
ST	1	X		X	0.700	X	1.200	=	0.840	SQM
ST1	1	X		X	4.900	X	2.800	=	13.720	SQM
ST2	1	X		X	5.800	X	2.050	=	11.890	SQM
ST3	1	X		X	8.150	X	6.125	=	37.669	SQM
							TOTAL	=	64.119	SQM

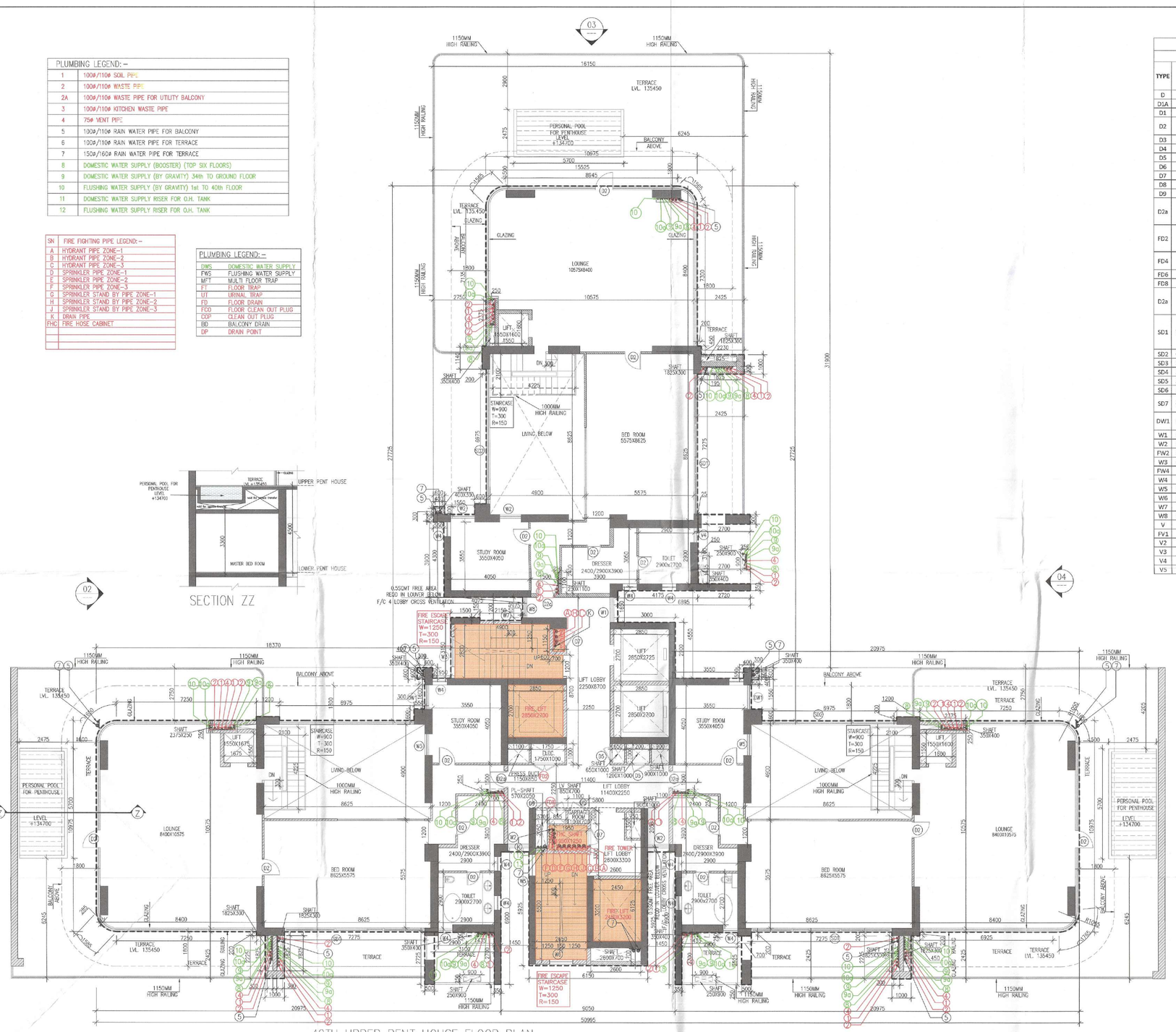
		=		=	GROSS - A	-	GROSS - D	-	GROSS - B	GROSS - C
		=		=	893.194	+	1.820	-	164.968	- 64.119
TOTAL FAR AREA OF 40TH FLOOR		=		=	TOTAL	=	665.928	SQM		
		=		=	FAR AREA	+	GROSS - C			
		=		=	665.928	+	64.119			
TOTAL BUILTUP AREA OF 40TH FLOOR		=		=	TOTAL	=	730.047	SQM		

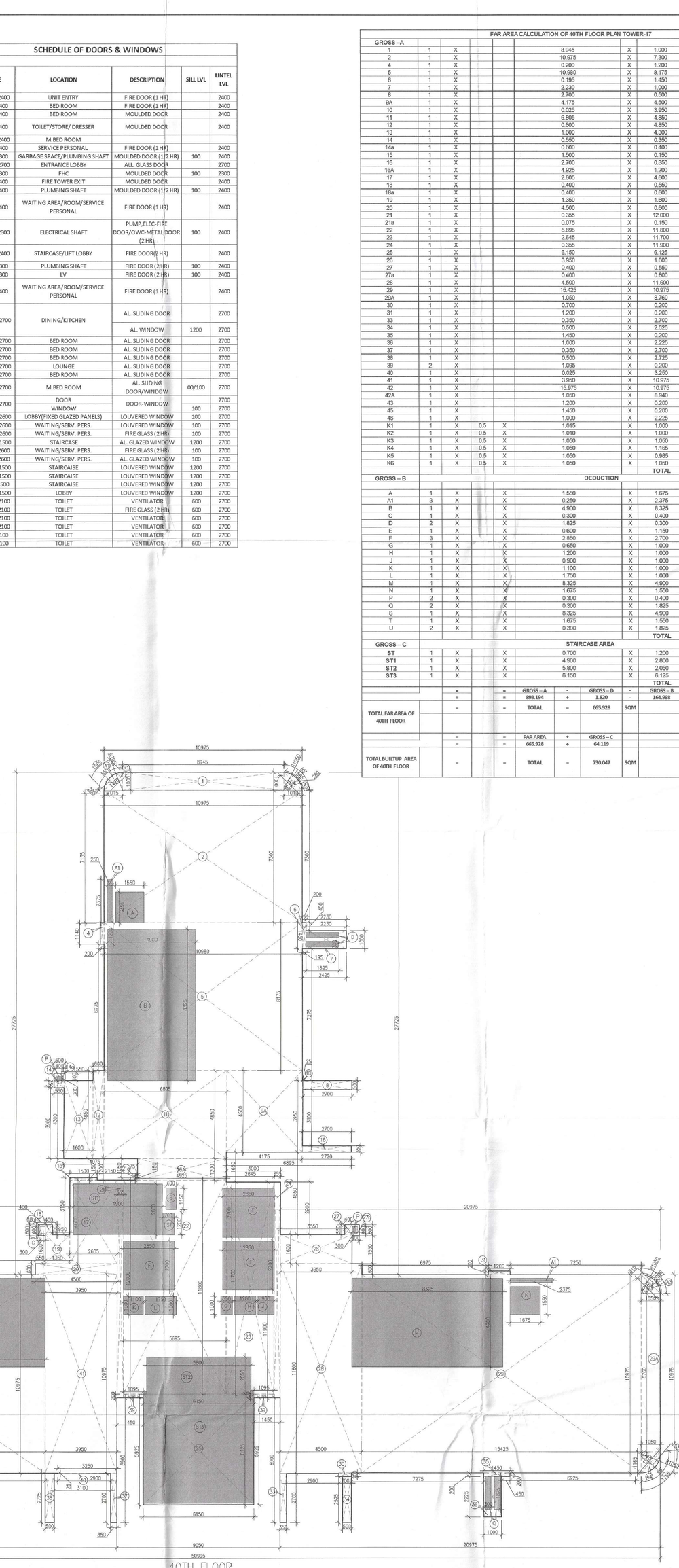
ARC AREA									FAR AREA																		
GROSS - D																											
A1	=	2	X	3.14	x	1.050	x	1.050	x	85	\	360	-	0.5	x	1.050	-	0.280	x	1.425	=	0.538	sqm.				
A3	=	2	X	3.14	x	1.050	x	1.050	x	90	\	360	-	0.5	x	1.050	-	0.310	x	1.485	=	0.632	sqm.				
A4	=	1	X	3.14	x	1.065	x	1.065	x	95	\	360	-	0.5	x	1.065	-	0.345	x	1.570	=	0.375	sqm.				
A8	=	1	X	3.14	x	1.050	x	1.050	x	86	\	360	-	0.5	x	1.050	-	0.285	x	1.440	=	0.276	sqm.				
																				TOTAL	=	1.820	SQM				

Typical Mechanical Ventilation Calculation for WC												
Tower-17-Toilet Exhaust sheet												
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	1#100 CFM, Inline Fan	300x250x180	110 (OD)



SECTION XX





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2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P.(HQ) Member Secretary B.P.A.C. | S.T.P.(G) Member B.P.A.C. | C.T.P.(HR) Chairman B.P.A.C.

DTP (HQ) | ATP(HQ) | Regional Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

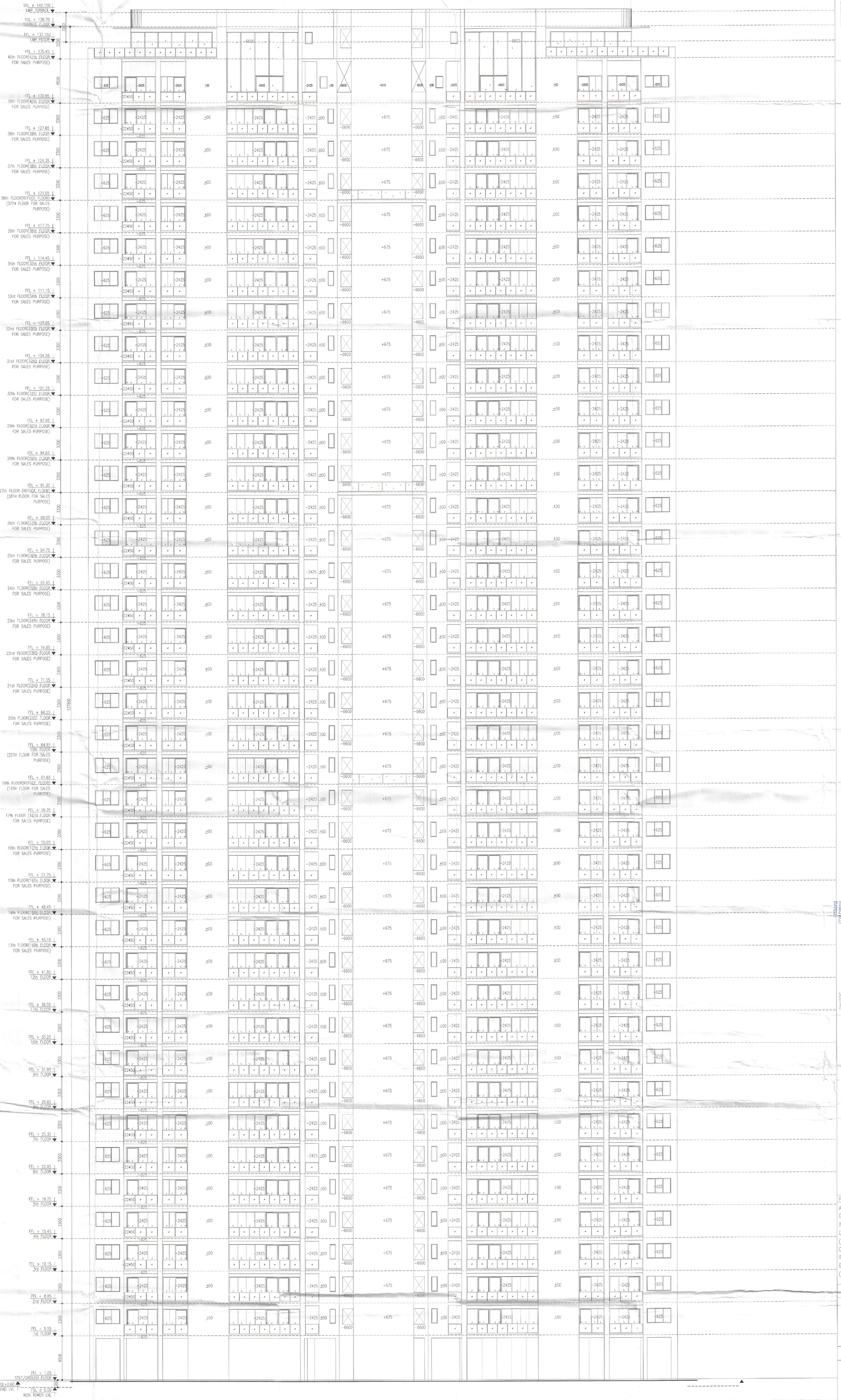
Ar. Ravinder Kumar
CA/2014/75971
DDT(HQ) Member BPAC

Checked and found ok for Public Health (Internal) Service only subject to comments in in forwarding letter No. 264123 dt. 23/07/2024

JUNE-2024 | Approved (HQ) | Scrutiny Branch | DTP Panchkula

Drawing Title: TOWER- 17 40TH FLOOR PLAN & FAR AREA CALCULATION

Drawing No:- T17-06

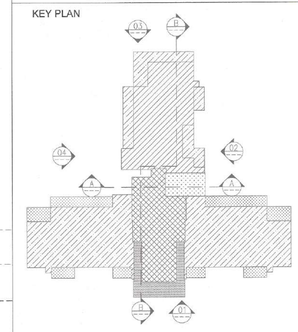


ELEVATION - 1

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



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TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

S.T.P.(HQ) Member BPAC

S.T.P.(G) Member BPAC

C.T.P.(HQ) Chairman BPAC

ATP(HQ)

ATP

Rakesh Dutt JD(HQ)

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

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Elan Avenue Limited

Authorised Signatory

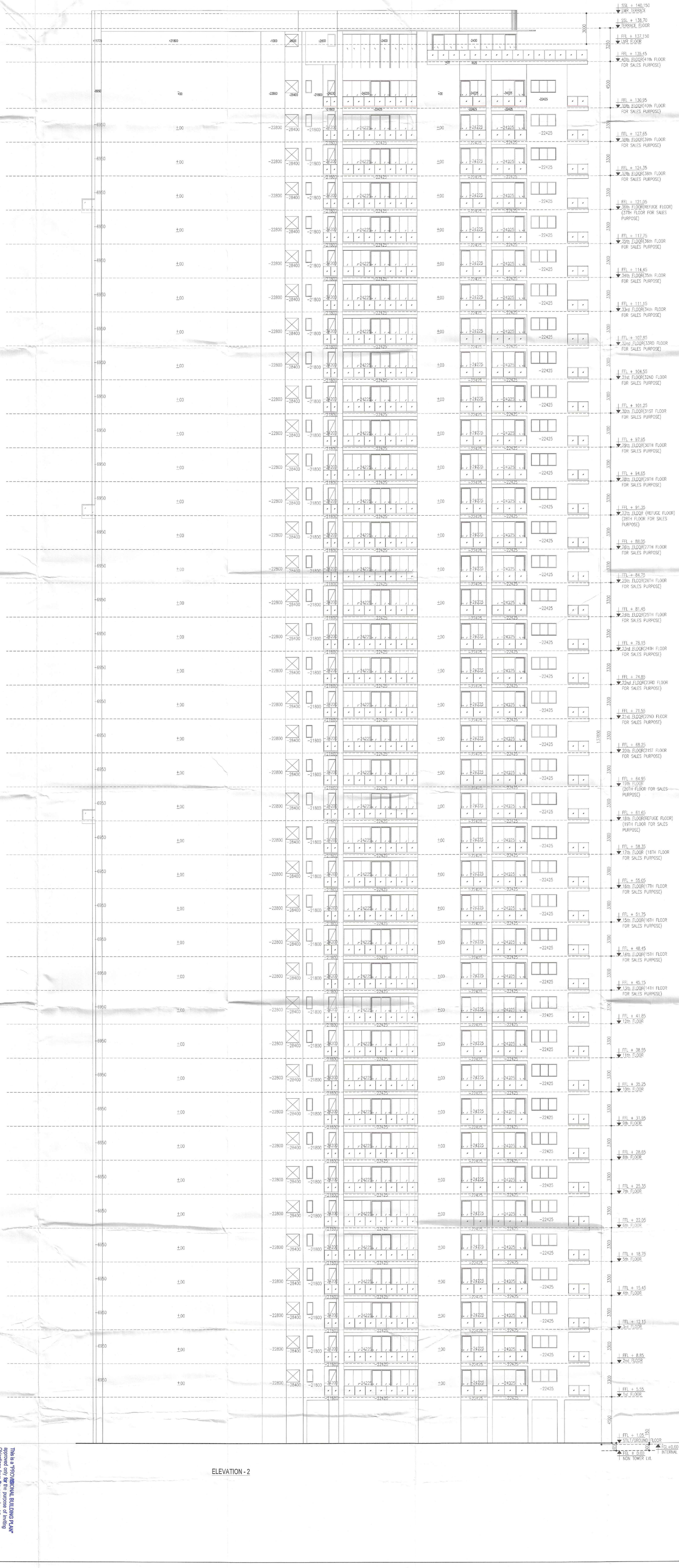
ARCHITECT'S SEAL & SIGNATURE

Ar. Rajinder Kumar
CA/2012/35971

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 17 ELEVATION-1

Drawing No:- EV-01

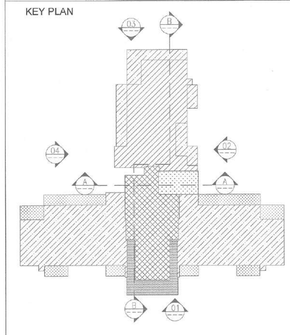


ELEVATION - 2

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



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S.T.P.(G) Member B.P.A.C.

C.T.P.(HR) Chairman B.P.A.C.

DTP (HQ)

AD

ATP

ATP(HQ)

JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

PROJECT:

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OWNER'S SEAL & SIGNATURE

Elan Avenue Limited

Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

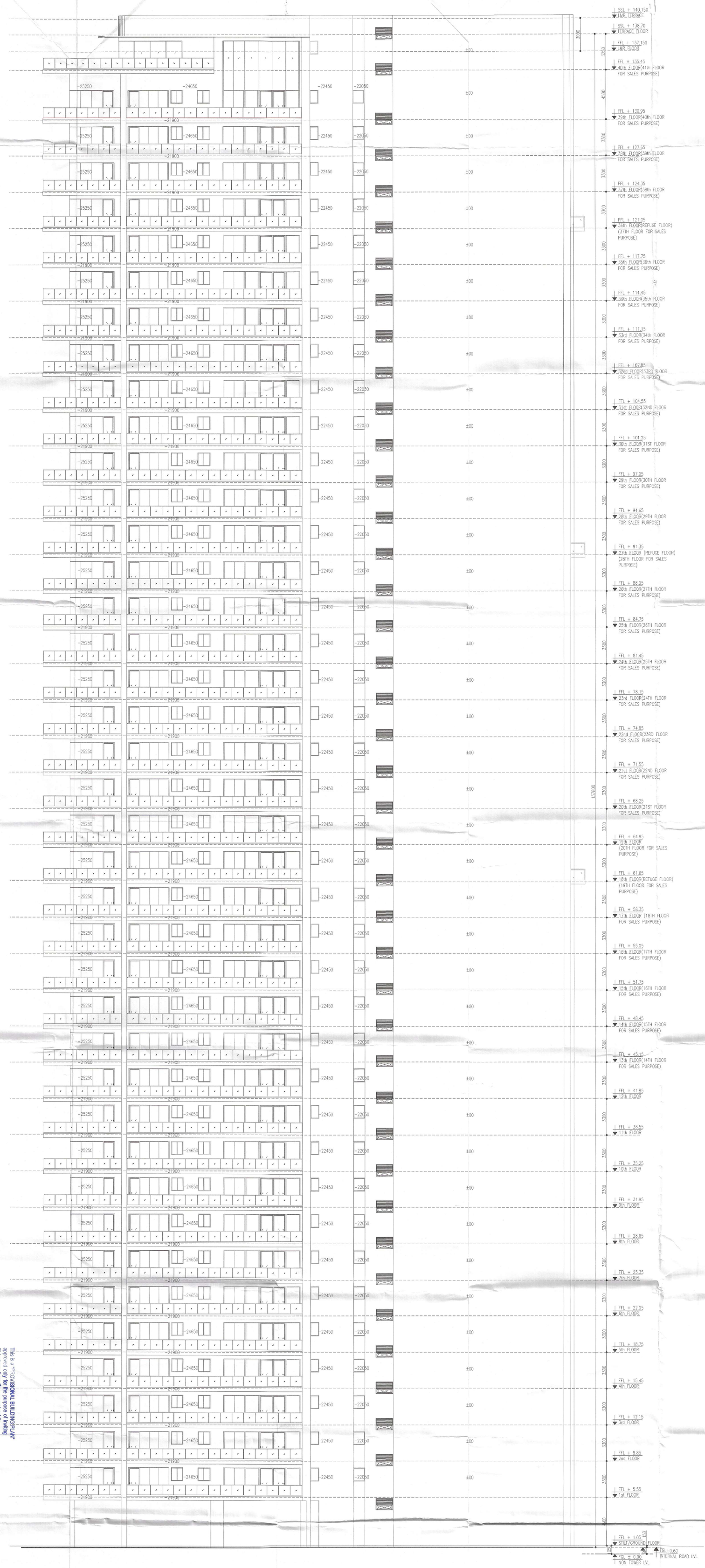
Ar. Ravinder Kumar
CA/2012/55971

JUNE.-2024. | Scale : 1:100

Drawing Title:- TOWER- 17 ELEVATION-2

Drawing No:- EV-02

SSL + 140.150
LMR TERRACE
SSL + 138.70
TERRACE FLOOR
FFL + 137.150
LMR FLOOR
FFL + 135.45
40th FLOOR(41th FLOOR FOR SALES PURPOSE)
FFL + 130.95
39th FLOOR(40th FLOOR FOR SALES PURPOSE)
FFL + 127.65
38th FLOOR(39th FLOOR FOR SALES PURPOSE)
FFL + 124.35
37th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 121.05
36th FLOOR(REFUGE FLOOR) (37TH FLOOR FOR SALES PURPOSE)
FFL + 117.75
35th FLOOR(38th FLOOR FOR SALES PURPOSE)
FFL + 114.45
34th FLOOR(35th FLOOR FOR SALES PURPOSE)
FFL + 111.15
33rd FLOOR(34th FLOOR FOR SALES PURPOSE)
FFL + 107.85
32nd FLOOR(33RD FLOOR FOR SALES PURPOSE)
FFL + 104.55
31st FLOOR(32ND FLOOR FOR SALES PURPOSE)
FFL + 101.25
30th FLOOR(31ST FLOOR FOR SALES PURPOSE)
FFL + 97.95
29th FLOOR(30TH FLOOR FOR SALES PURPOSE)
FFL + 94.65
28th FLOOR(29TH FLOOR FOR SALES PURPOSE)
FFL + 91.35
27th FLOOR (REFUGE FLOOR) (28TH FLOOR FOR SALES PURPOSE)
FFL + 88.05
26th FLOOR(27TH FLOOR FOR SALES PURPOSE)
FFL + 84.75
25th FLOOR(26TH FLOOR FOR SALES PURPOSE)
FFL + 81.45
24th FLOOR(25TH FLOOR FOR SALES PURPOSE)
FFL + 78.15
23rd FLOOR(24TH FLOOR FOR SALES PURPOSE)
FFL + 74.85
22nd FLOOR(23RD FLOOR FOR SALES PURPOSE)
FFL + 71.55
21st FLOOR(22ND FLOOR FOR SALES PURPOSE)
FFL + 68.25
20th FLOOR(21ST FLOOR FOR SALES PURPOSE)
FFL + 64.95
19th FLOOR (20TH FLOOR FOR SALES PURPOSE)
FFL + 61.65
18th FLOOR(REFUGE FLOOR) (19TH FLOOR FOR SALES PURPOSE)
FFL + 58.35
17th FLOOR (18TH FLOOR FOR SALES PURPOSE)
FFL + 55.05
16th FLOOR(17TH FLOOR FOR SALES PURPOSE)
FFL + 51.75
15th FLOOR(16TH FLOOR FOR SALES PURPOSE)
FFL + 48.45
14th FLOOR(15TH FLOOR FOR SALES PURPOSE)
FFL + 45.15
13th FLOOR(14TH FLOOR FOR SALES PURPOSE)
FFL + 41.85
12th FLOOR
FFL + 38.55
11th FLOOR
FFL + 35.25
10th FLOOR
FFL + 31.95
9th FLOOR
FFL + 28.65
8th FLOOR
FFL + 25.35
7th FLOOR
FFL + 22.05
6th FLOOR
FFL + 18.75
5th FLOOR
FFL + 15.45
4th FLOOR
FFL + 12.15
3rd FLOOR
FFL + 8.85
2nd FLOOR
FFL + 5.55
1st FLOOR
FFL + 1.05
STILT/GROUND FLOOR
FGL+0.60
INTERNAL ROAD LVL
FGL ± 0.00
NON TOWER LVL
3000
3250
4500
3300
3300
3300



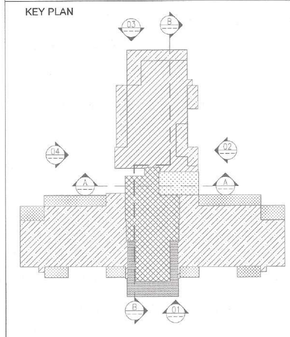
ELEVATION - 4

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.

2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.

KEY PLAN



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TO BE READ WITH THIS OFFICE MEMO NO.: DATED:

S.T.P.(HQ) Member Secretary B.P.A.C.

C.T.P.(HQ) Chairman B.P.A.C.

ATP

Rajesh Dutt JD(HQ)

DDT (HQ) Member B.P.A.C.

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OWNER'S SEAL & SIGNATURE

Authorised Signatory
Elan Avenue Limited

ARCHITECT'S SEAL & SIGNATURE

Elan Avenue Limited
Auth...
Ar. Ravinder Kumar
CA/2012/55971

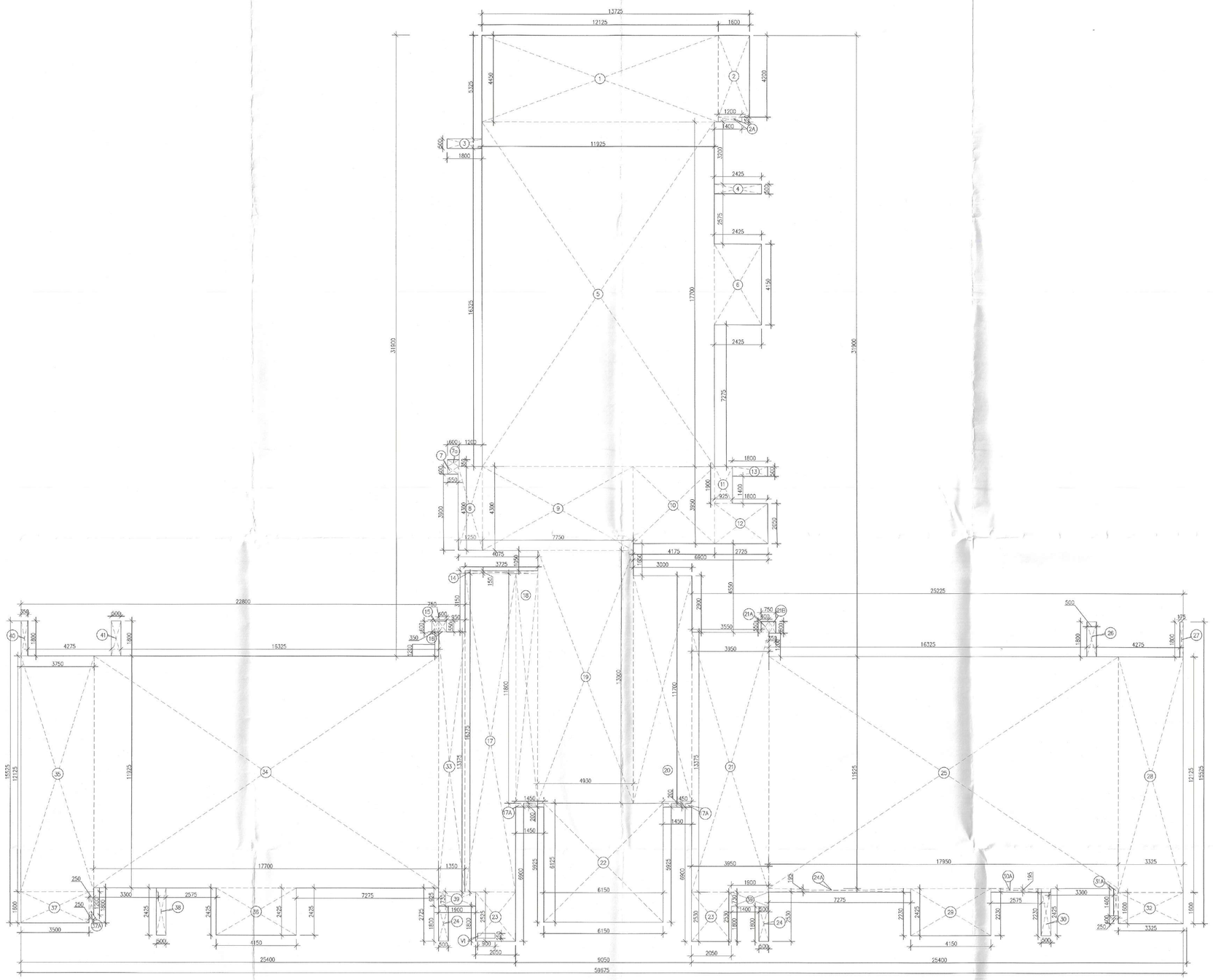
JUNE.-2024. | Scale : 1:100

Drawing Title:-

TOWER- 17
ELEVATION-4

Drawing No:-

EV-04



GROUND COVERAGE
TOWER-17

GROUND COVERAGE TOWER-17									
GROSS - 1									
1	=	1	X	12.125	X	4.450	=	53.956	SQM
2	=	1	X	1.600	X	4.200	=	6.720	SQM
2A	=	1	X	0.250	X	1.200	=	0.300	SQM
3	=	1	X	1.800	X	0.500	=	0.900	SQM
4	=	1	X	2.425	X	0.500	=	1.213	SQM
5	=	1	X	11.925	X	17.700	=	211.073	SQM
6	=	1	X	2.425	X	4.150	=	10.064	SQM
7	=	1	X	0.550	X	0.400	=	0.220	SQM
7a	=	1	X	0.400	X	0.600	=	0.240	SQM
8	=	1	X	1.250	X	4.300	=	5.375	SQM
9	=	1	X	7.750	X	4.300	=	33.325	SQM
10	=	1	X	4.175	X	3.950	=	16.491	SQM
11	=	1	X	0.925	X	1.900	=	1.758	SQM
12	=	1	X	2.725	X	2.050	=	5.586	SQM
13	=	1	X	1.800	X	0.500	=	0.900	SQM
14	=	1	X	3.725	X	0.150	=	0.559	SQM
15	=	1	X	0.350	X	0.600	=	0.210	SQM
16	=	1	X	0.400	X	0.550	=	0.220	SQM
17	=	1	X	2.600	X	16.375	=	42.575	SQM
17A	=	2	X	1.450	X	0.200	=	0.580	SQM
18	=	1	X	1.120	X	11.800	=	13.216	SQM
19	=	1	X	4.930	X	13.000	=	64.060	SQM
20	=	1	X	3.000	X	11.700	=	35.100	SQM
21	=	1	X	3.950	X	13.375	=	52.831	SQM
21A	=	1	X	0.400	X	0.550	=	0.220	SQM
21B	=	1	X	0.350	X	0.600	=	0.210	SQM
22	=	1	X	6.150	X	6.125	=	37.669	SQM
23	=	2	X	2.050	X	2.530	=	10.373	SQM
24	=	2	X	0.500	X	1.800	=	1.800	SQM
24A	=	1	X	0.195	X	7.275	=	1.419	SQM
25	=	1	X	17.950	X	11.925	=	214.054	SQM
26	=	1	X	0.500	X	1.800	=	0.900	SQM
27	=	1	X	0.175	X	1.800	=	0.315	SQM
28	=	1	X	3.325	X	12.125	=	40.316	SQM
29	=	1	X	4.150	X	2.425	=	10.064	SQM
30	=	1	X	0.500	X	2.230	=	1.115	SQM
30A	=	1	X	0.195	X	2.575	=	0.502	SQM
31A	=	1	X	0.250	X	1.400	=	0.350	SQM
32	=	1	X	3.325	X	1.600	=	5.320	SQM
33	=	1	X	1.350	X	13.375	=	18.056	SQM
34	=	1	X	17.700	X	11.925	=	211.073	SQM
35	=	1	X	3.750	X	12.125	=	45.469	SQM
36	=	1	X	4.150	X	2.425	=	10.064	SQM
37	=	1	X	3.500	X	1.600	=	5.600	SQM
37A	=	1	X	0.250	X	1.200	=	0.300	SQM
38	=	1	X	0.500	X	2.425	=	1.213	SQM
39	=	2	X	1.900	X	0.730	=	2.774	SQM
40	=	1	X	0.350	X	1.800	=	0.630	SQM
41	=	1	X	0.500	X	1.800	=	0.900	SQM
TOTAL AREA							=	1178.204	SQM

Note :-

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

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S.T.P. (HQ) Member Secretary B.P.A.C. | S.T.P. (G) Member B.P.A.C. | C.T.P. (HR.) Chairman B.P.A.C.

STP (HQ) | AD | PA | ATP (HQ) | ATP | Rajesh Dutt JD(HQ) | Director (Planning) BPAC

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N
NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

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Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ra[illegible]umar
CA/2012/55971

JUNE-2024. | Scale : 1:100

Drawing Title:-
TOWER-17
GROUND COVERAGE

Drawing No:-
T17-01A

PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
CDP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

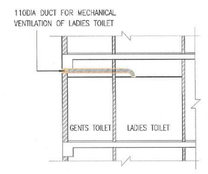
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP ELEC-FIRE DOOR/OWIC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR	DOOR-WINDOW		2700
		WINDOW		100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1300 X 2300	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW1	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1300 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700

Stilt/Ground Floor Mechanical Ventilation Calculation for WC

Tower-17-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Stilt/Ground Floor Ventilation Calculation for WC											
1.1	G Floor	2.5	1.715	4.29	46.22	2.70	8.86	409	82	1#100 CFM, Inline Fan	300x250x180	110 (OD)

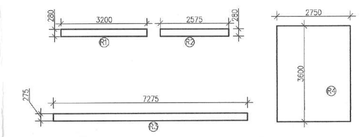


SECTION XX

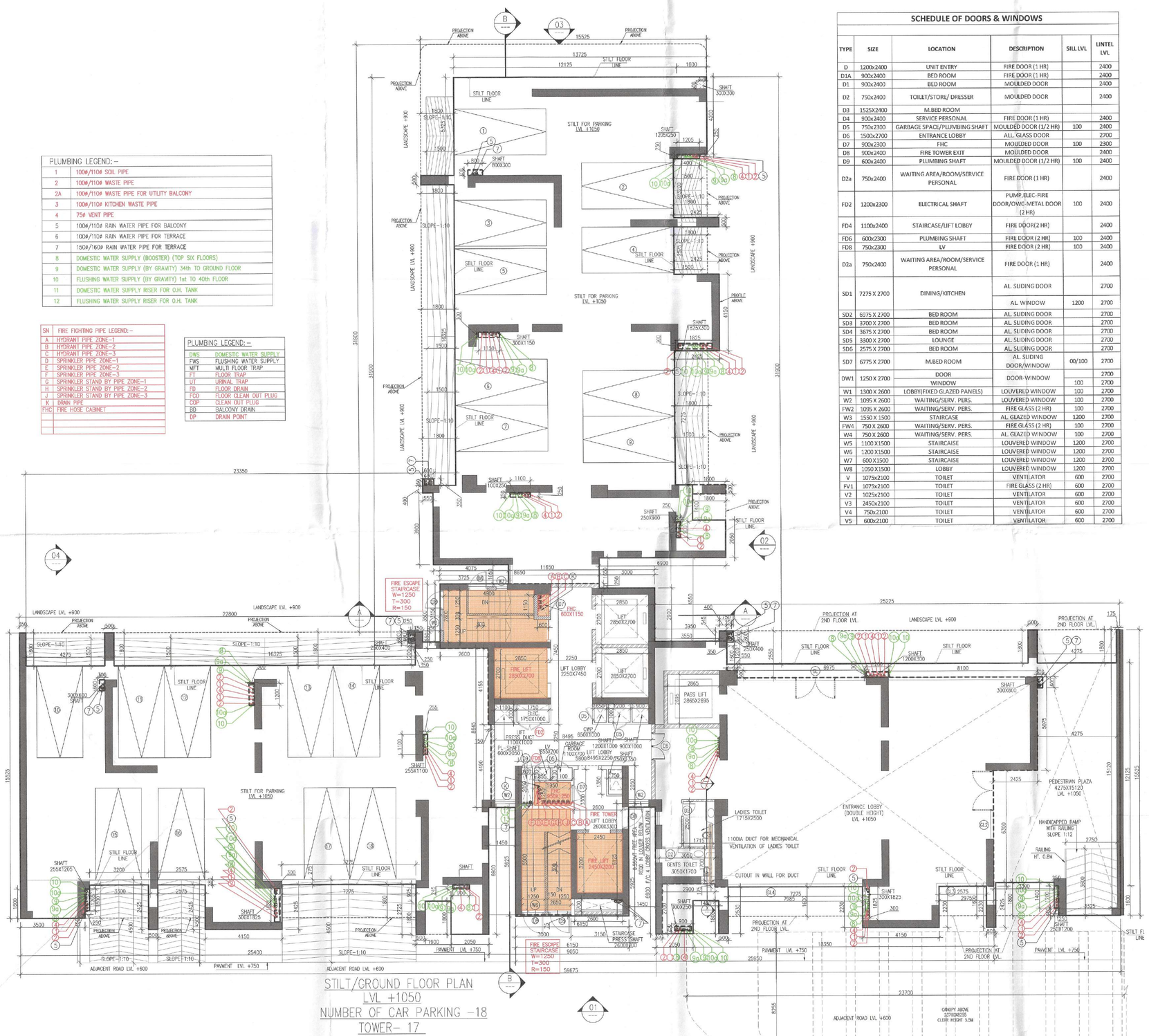
FAR AREA CALCULATION OF STILT FLOOR (TOWER-17)

GROSS-1									
1	=	1	X	8.860	X	0.250	=	2.163	SQM
2	=	1	X	10.200	X	3.250	=	33.150	SQM
3	=	1	X	7.600	X	4.153	=	31.578	SQM
4	=	1	X	7.460	X	4.450	=	33.461	SQM
5	=	1	X	6.150	X	5.850	=	36.878	SQM
6	=	1	X	3.150	X	0.975	=	3.238	SQM
7	=	1	X	1.480	X	11.900	=	17.250	SQM
8	=	1	X	0.590	X	2.750	=	0.845	SQM
10	=	1	X	3.250	X	13.200	=	42.900	SQM
11	=	1	X	1.250	X	11.775	=	14.719	SQM
12	=	1	X	0.700	X	1.900	=	1.130	SQM
12A	=	1	X	0.400	X	2.545	=	1.018	SQM
13	=	1	X	13.650	X	11.375	=	157.544	SQM
14	=	1	X	1.425	X	6.750	=	9.234	SQM
15	=	1	X	0.400	X	2.275	=	52.907	SQM
16	=	1	X	0.800	X	0.300	=	0.240	SQM
17	=	1	X	1.800	X	0.300	=	0.521	SQM
18	=	1	X	1.100	X	0.300	=	0.345	SQM
19	=	1	X	1.800	X	0.300	=	0.648	SQM
20	=	1	X	0.400	X	0.250	=	0.100	SQM
21	=	1	X	0.200	X	0.090	=	0.275	SQM
22	=	2	X	0.300	X	0.600	=	0.225	SQM
23	=	2	X	0.300	X	0.600	=	0.360	SQM
24	=	1	X	0.288	X	1.000	=	0.720	SQM
25	=	1	X	0.288	X	1.100	=	0.281	SQM
26	=	2	X	0.200	X	0.400	=	0.317	SQM
27	=	1	X	0.200	X	1.800	=	0.160	SQM
28	=	1	X	0.300	X	1.825	=	0.548	SQM
29	=	1	X	0.300	X	0.300	=	0.225	SQM
30	=	1	X	0.200	X	1.200	=	0.300	SQM
31	=	1	X	0.200	X	0.200	=	0.220	SQM
		TOTAL AREA					=	387.989	SQM
GROUND COVERAGE (REFER SHEET T17-01A							=	1178.204	SQM
RAMP AREA									
R1	=	1	X	3.300	X	0.280	=	0.898	SQM
R2	=	1	X	2.675	X	0.250	=	0.644	SQM
R3	=	1	X	7.275	X	0.275	=	2.001	SQM
R4	=	1	X	2.750	X	3.600	=	9.900	SQM
		TOTAL AREA					=	13.443	SQM

PARKING AREA	=	GROUND COVERAGE	-	GROSS-1	-	RAMP AREA	
	=	1178.204	-	387.989	-	13.449	SQM
	=					776.775	SQM
ECS @ 200SQM PER ECS	=	PARKING AREA	/	28			
	=	788.775	/	28			
	=	27.384813					
	SAY	28	ECS				
CAR BAYS PROVIDED	=	18	NOS.				



STILT RAMP AREA DIAGRAM



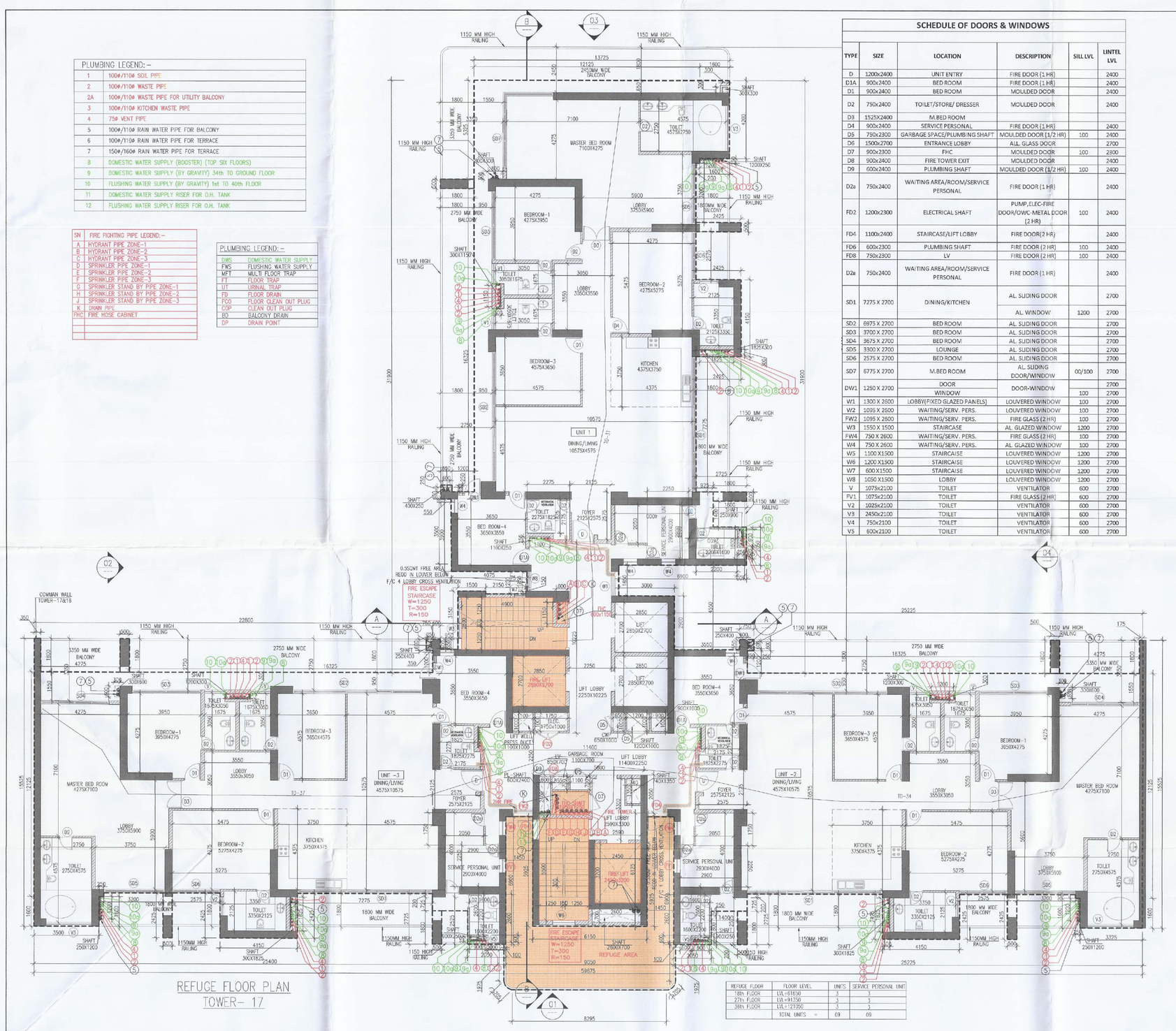
PLUMBING LEGEND:–	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 34th TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:–
A	HYDRANT PIPE ZONE–1
B	HYDRANT PIPE ZONE–2
C	HYDRANT PIPE ZONE–3
D	SPRINKLER PIPE ZONE–1
E	SPRINKLER PIPE ZONE–2
F	SPRINKLER PIPE ZONE–3
G	SPRINKLER STAND BY PIPE ZONE–1
H	SPRINKLER STAND BY PIPE ZONE–2
J	SPRINKLER STAND BY PIPE ZONE–3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:–	
OHT	OVER HEAD TANK FOR WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
CO	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

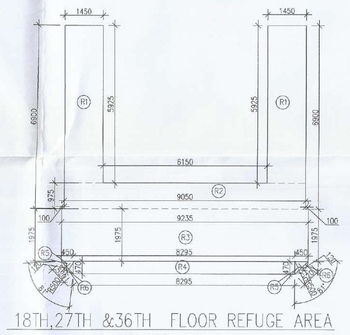
SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D1A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	PHC	MOULDED DOOR	100	2400
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL. SLIDING DOOR AL. WINDOW	1200	2700 2700
SD2	6975 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL. SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL. SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR WINDOW	DOOR-WINDOW		2700 100
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1095 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W7	600 X1550	STAIRCAISE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TOILET	VENTILATOR	600	2700
FV1	1075x2100	TOILET	FIRE GLASS (2 HR)	600	2700
V2	1025x2100	TOILET	VENTILATOR	600	2700
V3	2450x2100	TOILET	VENTILATOR	600	2700
V4	750x2100	TOILET	VENTILATOR	600	2700
V5	600x2100	TOILET	VENTILATOR	600	2700



REFUGE FLOOR PLAN
TOWER– 17

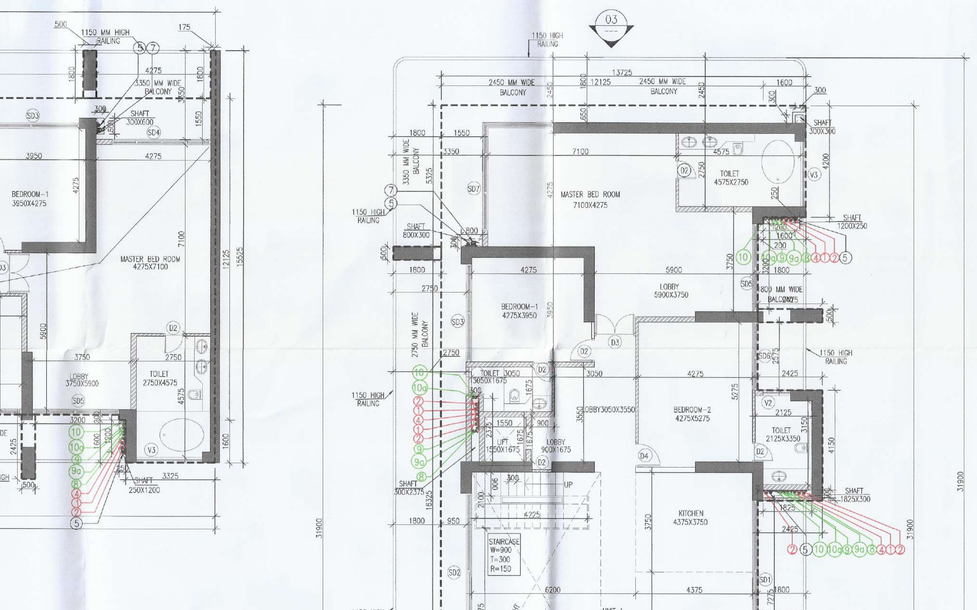
REFUGE FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL UNIT
18th FLOOR	LVL+61850	3	3
27th FLOOR	LVL+91750	3	3
38th FLOOR	LVL+123250	3	3
	TOTAL UNITS =	09	09

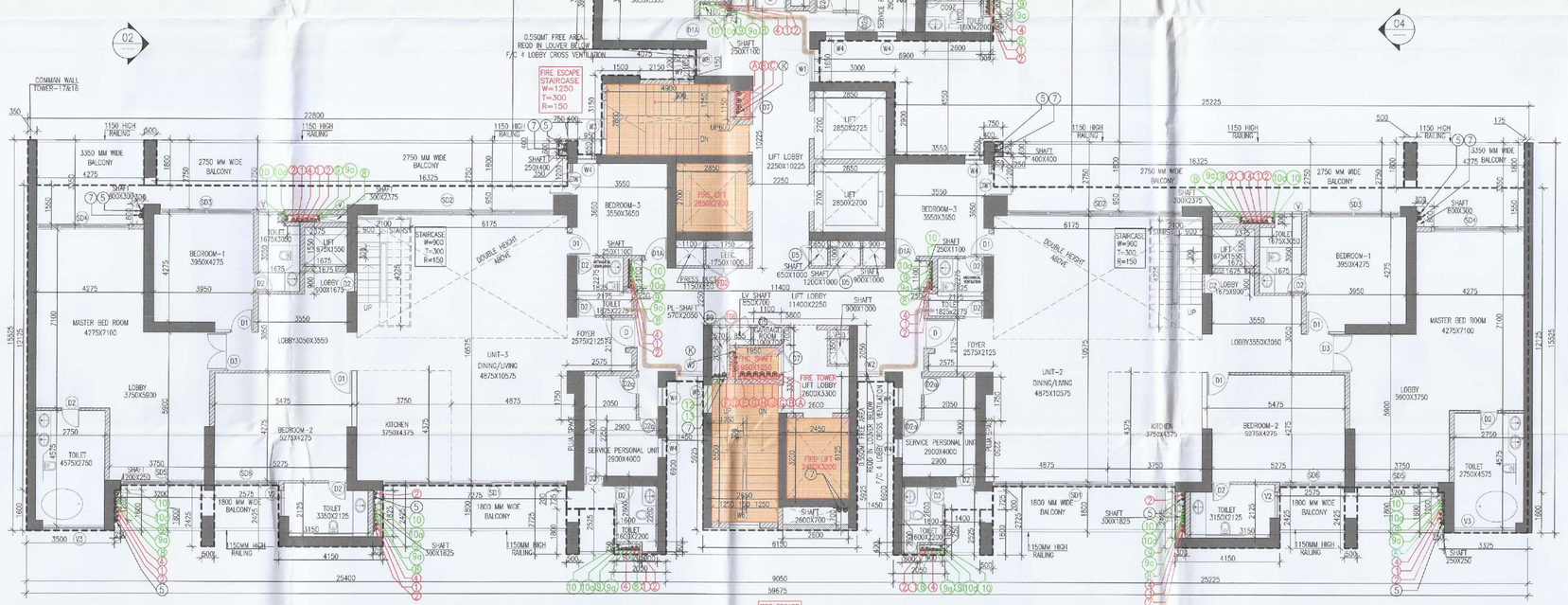


18TH,27TH &36TH FLOOR REFUGE AREA
TOWER–16

18TH , 27TH & 36TH FLOOR REFUGE AREA TOWER-16																	
GROSS – A																	
R1	=	2	X	1.450	X	5.925	=	17.183	SQM								
R2	=	1	X	9.050	X	0.975	=	8.824	SQM								
R3	=	1	X	9.225	X	1.975	=	18.239	SQM								
R4	=	1	X	8.295	X	0.470	=	3.899	SQM								
R5	=	2	X	0.470	X	0.450	=	0.212	SQM								
							=	48.356	SQM								
TOTAL REFUGE AREA	=	GROSS – A	+	GROSS – B													
		48.356	+	0.163													
			=	48.519	GROSS-C												
GROSS AREA OF 18TH,19TH & 27TH,28TH FLOOR		-		990.076	SQM												
GROSS AREA OF 38TH &37TH FLOOR		=		990.076													
		=		1969.152	SQM												
REFUGE AREA REQUIRED		=	(1980.152X0.3)/12.5	+	ADDITIONAL SPACE TO ACCOMMODATE WHEEL CHAIR SPACE @0.8 SQM PER 200 POPULATION												
		=	47.523	+	0.9												
		=	48.423	SQM													
REFUGE AREA PROVIDED		=	GROSS – C														
		=	48.519	SQM													

REFUGE AREA																											
2	X	3.14	x	0.500	x	0.500	x	81	\	360	-	0.5	x	0.500	-	0.135	x	0.520	=	0.163	sqm.
																		TOTAL	=	0.163	SQM





39TH LOWER PENT HOUSE FLOOR PLAN
LVL+130950
NO OF UNITS–3
NO OF SERVICE PERSONAL UNIT–3
TOWER– 17

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting Objections from the general public

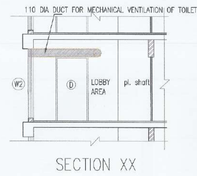
S.T.P.(HQ) Member Secretary B.P.A.C.
S.T.P.(G) Member B.P.A.C.
C.T.P.(NR.) Chairman B.P.A.C.
AD
PA
AT
DTP (HQ)
ATP(HQ)
Rakesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

Typical Mechanical Ventilation Calculation for WC

Tower-17-Toilet Exhaust sheet

S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	1#100 CFM, Inline Fan	300x250x180	110 (OD)



SECTION XX

Note :–

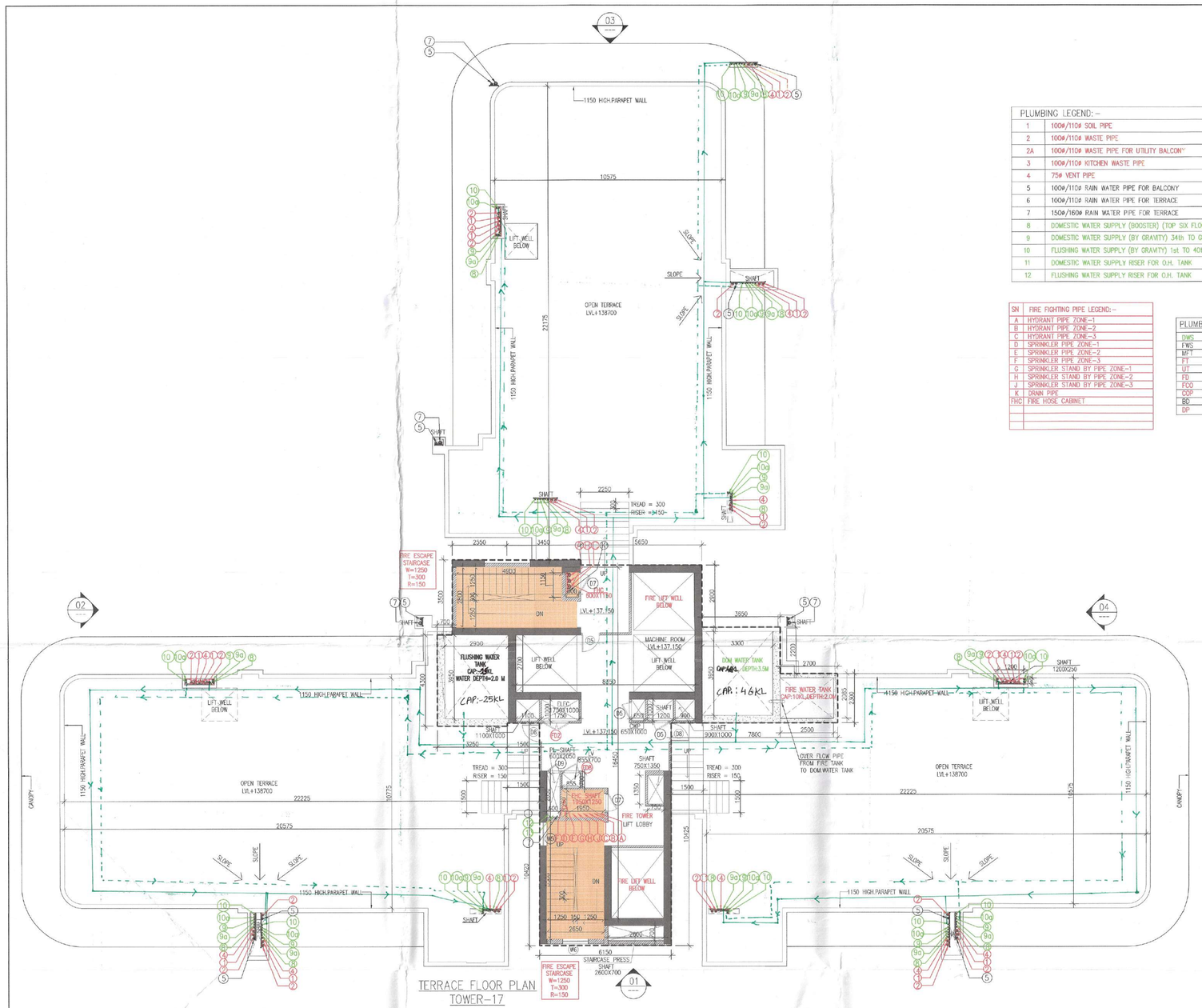
1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE
Elan Avenue Limited
Authorised Signatory

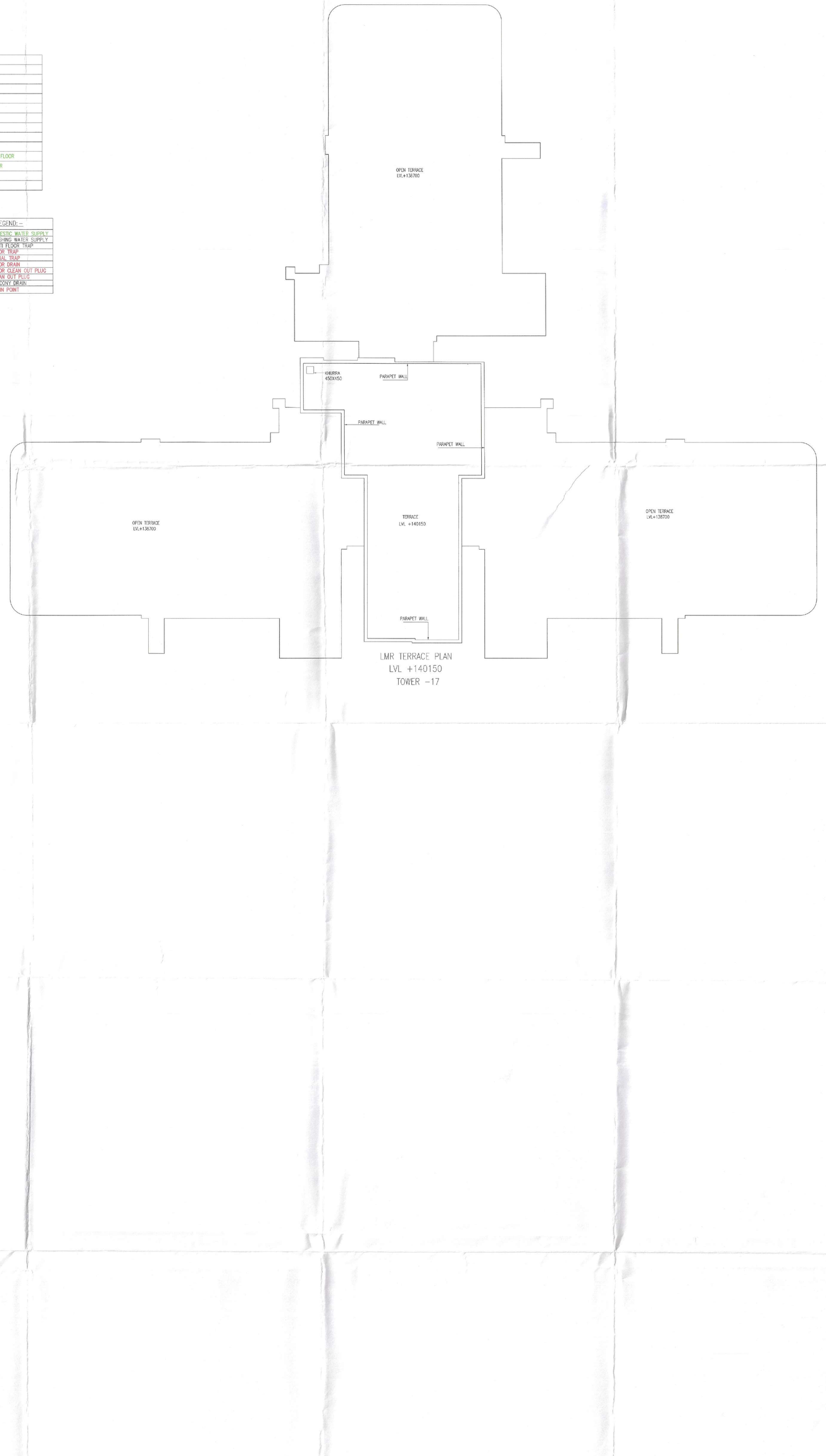
ARCHITECT'S SEAL & SIGNATURE
Ar. Surender Kumar
CA/2012/255971
Checked and found ok for Public Health (Interior) Service only subject to comments in Accounting letter No. 26123 Dt. 22/07/2024
JUNE–2024.
Scale :
Drawing Title:–
TOWER- 17
REFUGE FLOOR PLAN (18TH,27TH & 36TH) & 39TH FLOOR PLAN
Drawing No:
T17-04



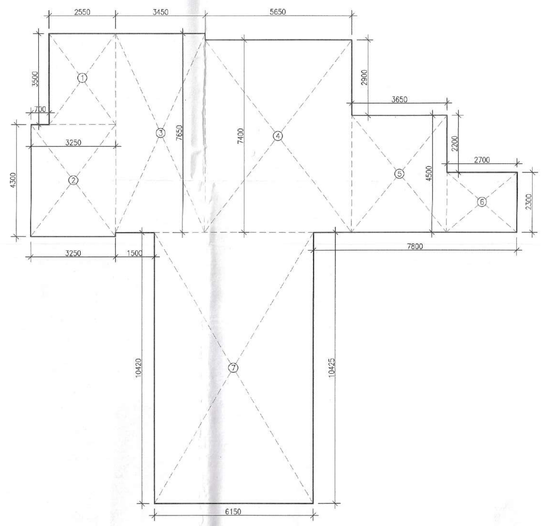
PLUMBING LEGEND:-	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
6	100ø/110ø RAIN WATER PIPE FOR TERRACE
7	150ø/160ø RAIN WATER PIPE FOR TERRACE
8	DOMESTIC WATER SUPPLY (BOOSTER) (TOP SIX FLOORS)
9	DOMESTIC WATER SUPPLY (BY GRAVITY) 1ND TO GROUND FLOOR
10	FLUSHING WATER SUPPLY (BY GRAVITY) 1st TO 40th FLOOR
11	DOMESTIC WATER SUPPLY RISER FOR O.H. TANK
12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:-
A	HYDRANT PIPE ZONE-1
B	HYDRANT PIPE ZONE-2
C	HYDRANT PIPE ZONE-3
D	SPRINKLER PIPE ZONE-1
E	SPRINKLER PIPE ZONE-2
F	SPRINKLER PIPE ZONE-3
G	SPRINKLER STAND BY PIPE ZONE-1
H	SPRINKLER STAND BY PIPE ZONE-2
J	SPRINKLER STAND BY PIPE ZONE-3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET

PLUMBING LEGEND:-	
DWS	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
MFT	MULTI FLOOR TRAP
FT	FLOOR TRAP
UT	URINAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BC	BALCONY DRAIN
DP	DRAIN POINT



LMR TERRACE PLAN
LVL +140150
TOWER -17



MUMTY & MACHINE ROOM
AREA DIAGRAM
TOWER-17

MUMTY & MACHINE ROOM AREA TOWER -17								
GROSS -A								
1	1	X	2.800	X	3.500	=	8.925	SQM
2	1	X	3.250	X	4.500	=	13.975	SQM
3	1	X	3.450	X	7.650	=	26.393	SQM
4	1	X	5.650	X	7.400	=	41.810	SQM
5	1	X	3.650	X	4.500	=	16.425	SQM
6	1	X	2.700	X	2.300	=	6.210	SQM
7	1	X	6.150	X	10.400	=	64.083	SQM
					TOTAL	=	177.821	SQM

Note :-

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3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

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S.P. (HQ) Member Secretary B.P.A.C. | A.T.P. (HQ) Member B.P.A.C. | C.T.P. (HQ) Chairman B.P.A.C.

ATP(HQ) DTP(HQ) AD PA AVP Rajesh Dutt JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.: DATED :

N NORTH

PROJECT:

ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

DTP (HQ) Member BPAC

Ar. Ravinder Kumar
CA/2012/755971

Checked and found ok for Public Health (Drainage) Service only subject to comments in its forwarding letter No. 2012 S dy 23692 dt 4

JUNE-2024. Scale:- 1:100

Drawing Title:- TOWER-17 TERRACE & LUMR & MUMTY ROOM FLOOR PLAN & AREA CALCULATION

Drawing No:- TTT 05

Superintending Engineer (HQ)

PLUMBING LEGEND:–	
1	100ø/110ø SOIL PIPE
2	100ø/110ø WASTE PIPE
2A	100ø/110ø WASTE PIPE FOR UTILITY BALCONY
3	100ø/110ø KITCHEN WASTE PIPE
4	75ø VENT PIPE
5	100ø/110ø RAIN WATER PIPE FOR BALCONY
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12	FLUSHING WATER SUPPLY RISER FOR O.H. TANK

SN	FIRE FIGHTING PIPE LEGEND:–
A	HYDRANT PIPE ZONE–1
B	HYDRANT PIPE ZONE–2
C	HYDRANT PIPE ZONE–3
D	SPRINKLER PIPE ZONE–1
E	SPRINKLER PIPE ZONE–2
F	SPRINKLER PIPE ZONE–3
G	SPRINKLER STAND BY PIPE ZONE–1
H	SPRINKLER STAND BY PIPE ZONE–2
J	SPRINKLER STAND BY PIPE ZONE–3
K	DRAIN PIPE
FHC	FIRE HOSE CABINET
BD	BALCONY DRAIN
DP	DRAIN POINT

PLUMBING LEGEND:–	
DWG	DOMESTIC WATER SUPPLY
FWS	FLUSHING WATER SUPPLY
WT	MULTI FLOOR TRAP
FT	FLOOR TRAP
IT	SINGAL TRAP
FD	FLOOR DRAIN
FCO	FLOOR CLEAN OUT PLUG
COP	CLEAN OUT PLUG
BD	BALCONY DRAIN
DP	DRAIN POINT

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	LOCATION	DESCRIPTION	SILL LVL	LINTEL LVL
D	1200x2400	UNIT ENTRY	FIRE DOOR (1 HR)		2400
D3A	900x2400	BED ROOM	FIRE DOOR (1 HR)		2400
D1	900x2400	BED ROOM	MOULDED DOOR		2400
D2	750x2400	TOILET/STORE/ DRESSER	MOULDED DOOR		2400
D3	1525X2400	M.BED ROOM			
D4	900x2400	SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
D5	750x2300	GARBAGE SPACE/PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D6	1500x2700	ENTRANCE LOBBY	ALL GLASS DOOR		2700
D7	900x2300	FHC	MOULDED DOOR	100	2300
D8	900x2400	FIRE TOWER EXIT	MOULDED DOOR		2400
D9	600x2400	PLUMBING SHAFT	MOULDED DOOR (1/2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
FD2	1200x2300	ELECTRICAL SHAFT	PUMP,ELEC-FIRE DOOR/OWC-METAL DOOR (2 HR)	100	2400
FD4	1100x2400	STAIRCASE/LIFT LOBBY	FIRE DOOR(2 HR)		2400
FD6	600x2300	PLUMBING SHAFT	FIRE DOOR (2 HR)	100	2400
FD8	750x2300	LV	FIRE DOOR (2 HR)	100	2400
D2a	750x2400	WAITING AREA/ROOM/SERVICE PERSONAL	FIRE DOOR (1 HR)		2400
SD1	7275 X 2700	DINING/KITCHEN	AL SLIDING DOOR		2700
			AL. WINDOW	1200	2700
SD2	6975 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD3	3700 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD4	3675 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD5	3300 X 2700	LOUNGE	AL SLIDING DOOR		2700
SD6	2575 X 2700	BED ROOM	AL SLIDING DOOR		2700
SD7	6775 X 2700	M.BED ROOM	AL. SLIDING DOOR/WINDOW	00/100	2700
DW1	1250 X 2700	DOOR WINDOW	DOOR-WINDOW	100	2700
W1	1300 X 2600	LOBBY(FIXED GLAZED PANELS)	LOUVERED WINDOW	100	2700
W2	1095 X 2600	WAITING/SERV. PERS.	LOUVERED WINDOW	100	2700
FW2	1095 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W3	1550 X 1500	STAIRCASE	AL. GLAZED WINDOW	1200	2700
FW4	750 X 2600	WAITING/SERV. PERS.	FIRE GLASS (2 HR)	100	2700
W4	750 X 2600	WAITING/SERV. PERS.	AL. GLAZED WINDOW	100	2700
W5	1100 X1500	STAIRCASE	LOUVERED WINDOW	1200	2700
W6	1200 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W7	600 X1500	STAIRCAISE	LOUVERED WINDOW	1200	2700
W8	1050 X1500	LOBBY	LOUVERED WINDOW	1200	2700
V	1075x2100	TO/LET	VENTILATOR	600	2700
FV1	1075x2100	TO/LET	FIRE GLASS (2 HR)	600	2700
V2	1075x2100	TO/LET	VENTILATOR	600	2700
V3	2450x2100	TO/LET	VENTILATOR	600	2700
V4	750x2100	TO/LET	VENTILATOR	600	2700
V5	600x2100	TO/LET	VENTILATOR	600	2700

TYPICAL FLOOR	FLOOR LEVEL	UNITS	SERVICE PERSONAL UNIT
2nd FLOOR	LVL+8950	3	3
3rd FLOOR	LVL+11750	3	3
4th FLOOR	LVL+14450	3	3
5th FLOOR	LVL+17250	3	3
6th FLOOR	LVL+20050	3	3
7th FLOOR	LVL+22850	3	3
8th FLOOR	LVL+25550	3	3
9th FLOOR	LVL+28350	3	3
10th FLOOR	LVL+31150	3	3
11th FLOOR	LVL+33850	3	3
12th FLOOR	LVL+36650	3	3
13th FLOOR	LVL+39450	3	3
14th FLOOR	LVL+42150	3	3
15th FLOOR	LVL+44950	3	3
16th FLOOR	LVL+47750	3	3
17th FLOOR	LVL+50550	3	3
19th FLOOR	LVL+53850	3	3
20th FLOOR	LVL+56650	3	3
21st FLOOR	LVL+59450	3	3
22nd FLOOR	LVL+62150	3	3
23rd FLOOR	LVL+64950	3	3
24th FLOOR	LVL+67750	3	3
25th FLOOR	LVL+70450	3	3
26th FLOOR	LVL+73250	3	3
27th FLOOR	LVL+76050	3	3
28th FLOOR	LVL+78750	3	3
29th FLOOR	LVL+81450	3	3
30th FLOOR	LVL+84250	3	3
31st FLOOR	LVL+87050	3	3
32ND FLOOR	LVL+89750	3	3
33rd FLOOR	LVL+92450	3	3
34th FLOOR	LVL+95250	3	3
35th FLOOR	LVL+98050	3	3
37th FLOOR	LVL+103650	3	3
38th FLOOR	LVL+106450	3	3
	TOTAL UNITS =	152	152

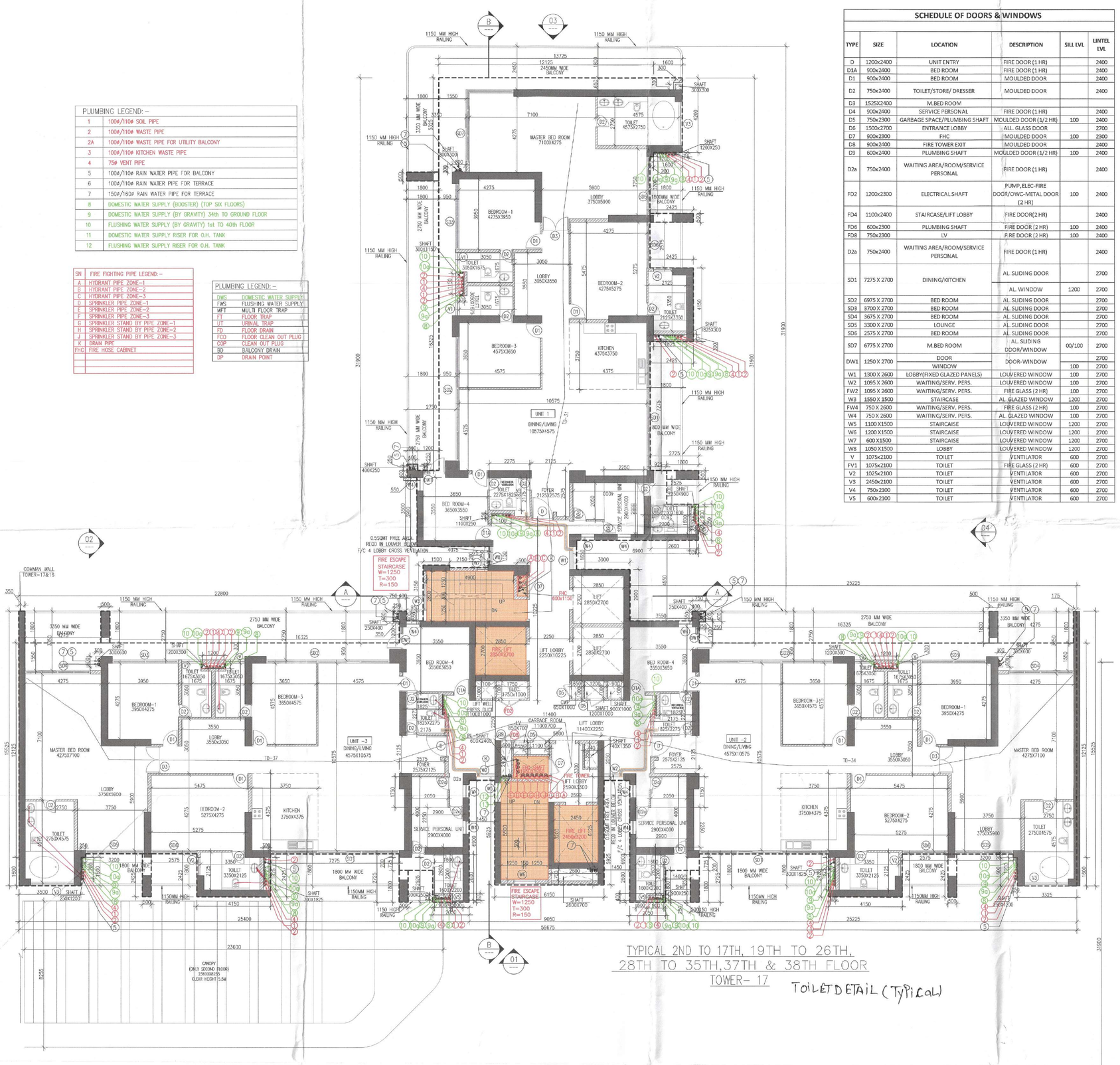
FAR AREA CALCULATION OF TYPICAL FLOOR 2ND TO 39TH (TOWER-17)

GROSS – 1								
1	=	1	X	12.125	X	4.450	=	53.956 SQM
2	=	1	X	1.600	X	4.200	=	6.720 SQM
3	=	1	X	1.800	X	0.500	=	0.900 SQM
4	=	1	X	2.425	X	0.500	=	1.213 SQM
5	=	1	X	11.925	X	17.700	=	211.073 SQM
6	=	1	X	2.425	X	4.150	=	10.064 SQM
7	=	1	X	0.550	X	0.400	=	0.220 SQM
7a	=	1	X	0.600	X	0.350	=	0.210 SQM
8	=	1	X	1.250	X	4.300	=	5.375 SQM
9	=	1	X	7.760	X	4.300	=	33.325 SQM
10	=	1	X	4.175	X	3.950	=	16.491 SQM
11	=	1	X	0.925	X	1.900	=	1.758 SQM
12	=	1	X	2.725	X	2.050	=	5.586 SQM
13	=	1	X	1.800	X	0.500	=	0.900 SQM
14	=	1	X	1.500	X	0.150	=	0.225 SQM
15	=	1	X	0.350	X	0.600	=	0.210 SQM
16	=	1	X	0.400	X	0.550	=	0.220 SQM
17	=	1	X	2.600	X	16.375	=	42.575 SQM
17A	=	2	X	1.450	X	0.200	=	0.580 SQM
18	=	1	X	1.120	X	11.800	=	13.216 SQM
18a	=	1	X	0.075	X	0.150	=	0.011 SQM
19	=	1	X	4.930	X	13.000	=	64.090 SQM
20	=	1	X	3.000	X	11.700	=	35.100 SQM
21	=	1	X	3.950	X	13.375	=	52.831 SQM
21A	=	1	X	0.400	X	0.550	=	0.220 SQM
21B	=	1	X	0.350	X	0.600	=	0.210 SQM
22	=	1	X	6.150	X	6.125	=	37.669 SQM
23	=	2	X	2.050	X	2.530	=	10.373 SQM
24	=	2	X	0.500	X	1.800	=	1.800 SQM
25	=	1	X	17.950	X	11.925	=	214.054 SQM
26	=	1	X	0.500	X	1.800	=	0.900 SQM
27	=	1	X	0.175	X	1.800	=	0.315 SQM
28	=	1	X	3.325	X	12.125	=	40.316 SQM
29	=	1	X	4.150	X	2.425	=	10.064 SQM
30	=	1	X	0.500	X	2.425	=	1.213 SQM
31A	=	1	X	0.200	X	0.250	=	0.050 SQM
32	=	1	X	3.325	X	1.600	=	5.320 SQM
33	=	1	X	1.350	X	13.375	=	18.056 SQM
34	=	1	X	17.700	X	11.925	=	211.073 SQM
35	=	1	X	3.750	X	12.125	=	45.469 SQM
36	=	1	X	4.150	X	2.425	=	10.064 SQM
37	=	1	X	3.500	X	1.600	=	5.600 SQM
38	=	1	X	0.500	X	2.425	=	1.213 SQM
39	=	2	X	1.900	X	0.725	=	2.755 SQM
40	=	1	X	0.350	X	1.800	=	0.630 SQM
41	=	1	X	0.500	X	1.800	=	0.900 SQM
				TOTAL AREA			=	1175.110 SQM

GROSS -2				DEDUCTION AREA				
A	=	1	X	0.800	X	0.300	=	0.240 SQM
A1	=	1	X	0.300	X	0.300	=	0.090 SQM
B	=	1	X	0.300	X	1.150	=	0.345 SQM
C	=	1	X	0.250	X	0.400	=	0.100 SQM
D	=	1	X	1.825	X	0.300	=	0.548 SQM
E	=	1	X	1.100	X	0.250	=	0.275 SQM
F	=	3	X	2.850	X	2.700	=	23.085 SQM
F1	=	1	X	0.600	X	1.150	=	0.690 SQM
G	=	1	X	1.100	X	1.000	=	1.100 SQM
H	=	1	X	1.750	X	1.000	=	1.750 SQM
J	=	1	X	0.650	X	1.000	=	0.650 SQM
K	=	1	X	1.200	X	1.000	=	1.200 SQM
L	=	1	X	0.900	X	1.000	=	0.900 SQM
M	=	1	X	0.250	X	1.100	=	0.275 SQM
N	=	1	X	1.200	X	0.300	=	0.360 SQM
P	=	1	X	0.300	X	0.600	=	0.180 SQM
Q	=	1	X	0.300	X	1.825	=	0.548 SQM
R	=	1	X	0.300	X	1.825	=	0.548 SQM
S	=	1	X	1.200	X	0.300	=	0.360 SQM
T	=	1	X	0.300	X	0.600	=	0.180 SQM
U	=	1	X	0.250	X	1.100	=	0.275 SQM
V1	=	3	X	0.900	X	0.250	=	0.675 SQM
U1	=	2	X	0.250	X	0.400	=	0.200 SQM
				TOTAL AREA			=	34.573 SQM

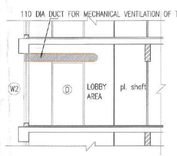
GROSS -3(STAIRCASE DEDUCATION AREA)								
ST	=	1	X	0.700	X	1.200	=	0.840 SQM
ST1	=	1	X	4.900	X	2.800	=	13.720 SQM
ST2	=	1	X	5.800	X	2.050	=	11.890 SQM
ST3	=	1	X	6.150	X	6.125	=	37.669 SQM
				TOTAL AREA			=	64.119 SQM

FAR AREA OF TYPICAL FLOOR	GROSS – 1		-	GROSS –2	-	GROSS –3	
	1175.110		-	34.573	-	64.119	
	1076.418	SQM					
BUILT-UP AREA OF TYPICAL FLOOR	FAR AREA		+	GROSS-3			
	1076.418		+	64.119			
	1140.537	SQM					

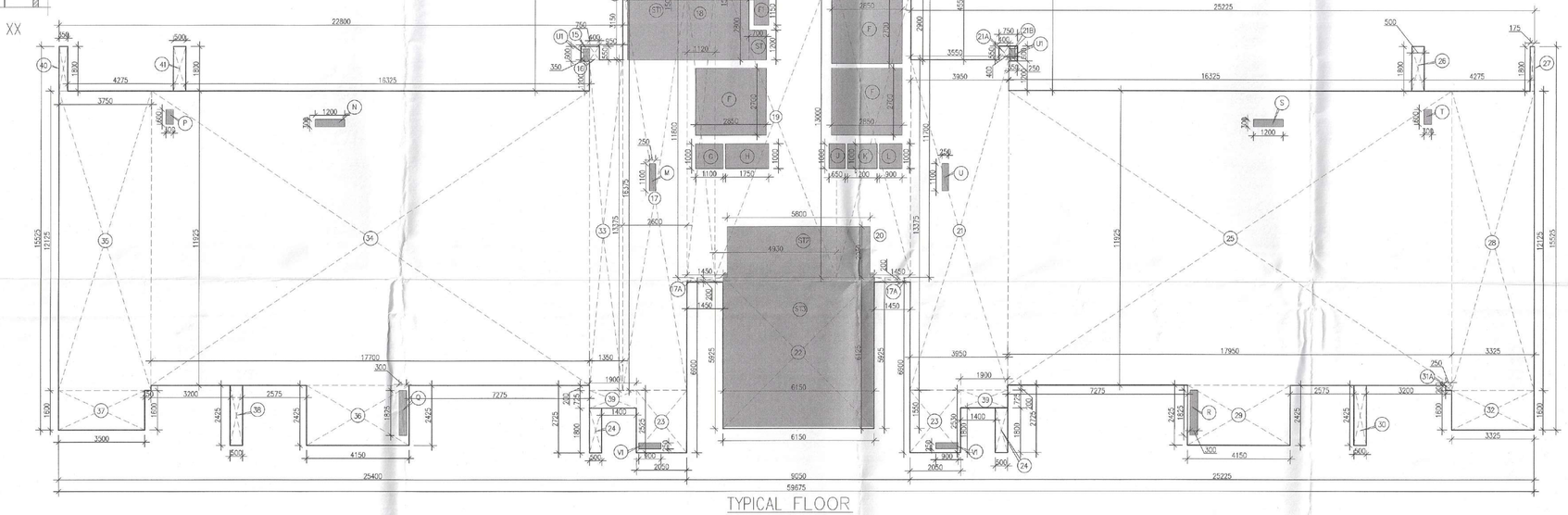


TYPICAL 2ND TO 17TH, 19TH TO 26TH, 28TH TO 35TH, 37TH & 38TH FLOOR
TOWER– 17

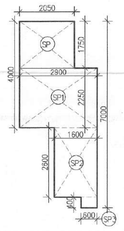
TOILET DETAIL (TYPICAL)



SECTION XX



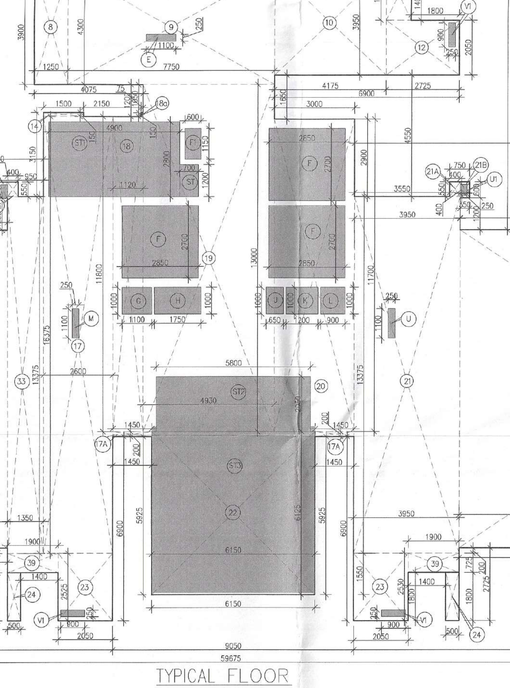
TYPICAL FLOOR
2ND TO 39TH
AREA DIAGRAM
TOWER –17



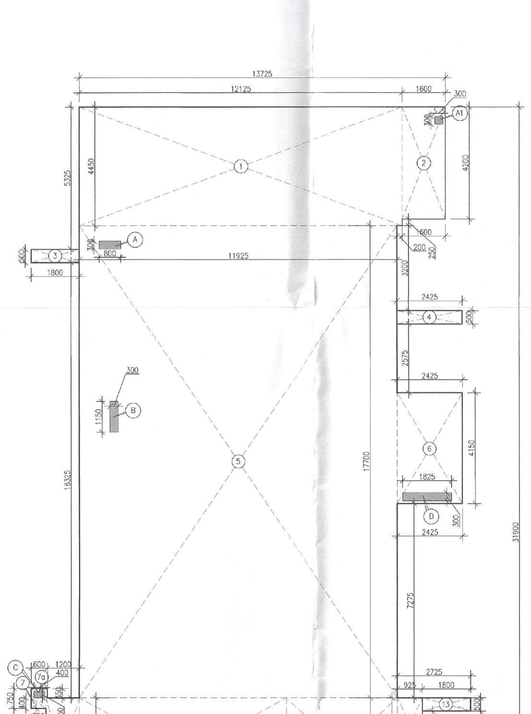
SERVICE PERSONAL UNIT
(CARPET AREA)
AREA DIAGRAM TOWER–17

Typical Mechanical Ventilation Calculation for WC											
Tower-17-Toilet Exhaust sheet											
S. No.	LOCATIONS	Toilet Dimension in (mtr)		Toilet Area	Toilet Area	Toilet Height		Toilet Volume	Toilet Design	Selected Exhaust Fan	Fan Size	Exhaust Duct Size
		Length	Width	in (Sq Mtr)	in (Sq Ft)	in (mtr)	in (ft)	in (Cu.ft)	in (CFM)		LxBxH (mm)	Diameter (mm)
1	Typical Mechanical Ventilation Calculation for WC											
1.1	ENTRANCE TOILET	2.275	1.825	4.15	44.76	2.70	8.86	396	79	1#100 CFM, Inline Fan	300x250x180	110 (OD)

PERSONAL SERVICE AREA									
GROSS – XX									
SP	=	1	X	2.050	X	1.150	=	3.588	SQM
SP1	=	1	X	2.250	X	2.800	=	6.525	SQM
SP2	=	1	X	1.600		2.600		4.160	
SP3	=	1	X	0.600	X	0.400	=	0.240	SQM
						TOTAL	=	14.513	SQM



TYPICAL TOILET VENTILATION DETAIL FOR THE FLOOR IMMEDIATELY BELOW THE REFUGE FLOOR.
17th FLOOR
26th FLOOR
35th FLOOR



Note :–

1. BUILDING HAS AUTOMATIC SPRINKLER SYSTEM WHEREVER REQUIRED BY NBC.
2. BUILDING WILL BE DESIGNED (STRUCTURES) AS PER RELEVENT IS CODES FOR EARTH QUAKE RESISTANCE.
3. WC SHALL BE MECHANICALLY LIGHT & VENTILATED WHEREVER REQUIRED.

This is a "PROVISIONAL BUILDING PLAN" approved only for the purpose of inviting objections from the general public
S.T.P.(HQ) Member Secretary BPAC
S.T.P.(G) Member BPAC
C.T.P. (HQ) Chairman BPAC

DTP(HQ) ATP(HQ)

Rajesh Dutt
JD(HQ)

TO BE READ WITH THIS OFFICE MEMO NO.:
DATED :

N
NORTH

PROJECT:
ADDITIONAL & REVISED BUILDING PLANS FOR GROUP HOUSING COLONY UNDER MIX LAND USE IN TOD ZONE (99% GH COMPONENT + 01% COMMERCIAL COMPONENT) WITH 350 FAR (LICENCE NO 80 OF 2012 DATED 17.08.2012) OVER AN AREA MEASURING 24.10 ACRES FALLING IN SECTOR 106, GURUGRAM BEING DEVELOPED BY ELAN AVENUE LTD AND OTHER'S (EARLIER KNOWN AS AIRMID DEVELOPERS LTD.)

OWNER'S SEAL & SIGNATURE

Elan Avenue Limited
Authorised Signatory

ARCHITECT'S SEAL & SIGNATURE

Ar. Ravinder Kumar
CA/2011/25971

DTP(HQ)
Member
BPAC

Checked and found ok for Public Health (Water Supply & Sewage) only subject to comments in letter forwarding letter No. 2641125 Dt. 23/07/24

JUNE–2024. Scale 1:100

Drawing Title:–
TOWER- 17
TYPICAL FLOOR PLAN 2ND & 2ND TO 39TH FLOOR FAR AREA CALCULATION

Superintending Engineer (HQ)
Chief Engineer-I
GVP, Panchkula

Drawing No:–
11743